

Bracknell residents fight sale of estate

OPPOSITION is growing to proposals for a leisure pool in Bracknell with council estate residents claiming their estate is being sold to fund the development.

The proposals first aroused controversy when Sargent & Potiridis, one of four architects competing to design the pool, organised a four-day £3,000 fact-finding trip to Germany for three councillors and four officers.

Some councillors were concerned that the trip was not authorised in advance by the finance committee and one, Colin Brookes, complained that the trip could be seen as an inducement.

But Peter Sargent of Sargent & Potiridis pointed out that ratepayers had paid for the trip and said his practice usually organised fact-finding visits for both commercial and local authority clients.

Now residents of the Skimped Hill estate in the town are complaining that the 114-home estate is to be sold for shopping and industrial development while the town is putting homeless families in bed and breakfast accommodation.

The council has rejected both modernisation and demolition and rebuilding — which would cost £6 million — and has recommended the £16 million site be redeveloped.

Residents in 76 out of the 114 homes on the estate have signed a petition to stay on the estate and are demanding a public inquiry.

The council is expected to make a decision next June.

Academy day

THE official "receiving day" for architects entering work to the Royal Academy summer exhibition, is April 22.

Final curtain falls on Glasgow theatre

THE Apollo Theatre in Glasgow — once Europe's largest capacity cinema — is to be demolished.

Known now as the city's major rock venue, the 4,000-seat Green's Cinema Playhouse was designed in 1929 by the Glasgow architects, John Fairweather & Son.

Diorama fund launched

DIORAMA Arts has launched its appeal to raise a total of £5 million to preserve Pugin's Diorama building place of public entertainment.

The trust wants to raise £1 million to buy a lease from the Crown Estate Commissioners, who are waiting for a response to their appeal to the DoE. Camden council failed to determine their request to build flats.

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Ronan Point MP demands reopening of public inquiry

NEWHAM MP Nigel Spearing has called for the reopening of the 1968 public inquiry into the collapse of Ronan Point.

In an appeal to Secretary of State for the Environment Nicholas Ridley, Spearing quotes the original report by Hugh Griffiths QC, which said "the building had been put under the microscope".

Recent major findings of bad workmanship and design faults could suggest a major cover-up, he said.

Spearing has evidence from Newham's director of engineering, George Iley, that faults found during the current scientific dismantling of the notorious tower block are much worse than reported by Griffiths.

The 1968 inquiry said: "In general the standards of workmanship and supervision were

By Alan Thompson

satisfactory." The exceptions were the difficulty of packing mortar onto the outer face so that "some of the mortar on the outer edge of the packing was loose" and problems with tile plates.

The report also stated categorically that "no deficiency in either workmanship or supervision contributed to, or was in any way responsible for, this disaster".

Iley has outlined more faults than Griffiths found.

Extensive voiding, deficient packing, and site rubbish in load-bearing joints have come to light already.

Now, Newham council investigators have found that

"virtually none of the levelling bolts (which support wall panels) have been wound down".

This fault should have been noticed by Griffiths in 1968, Spearing believes.

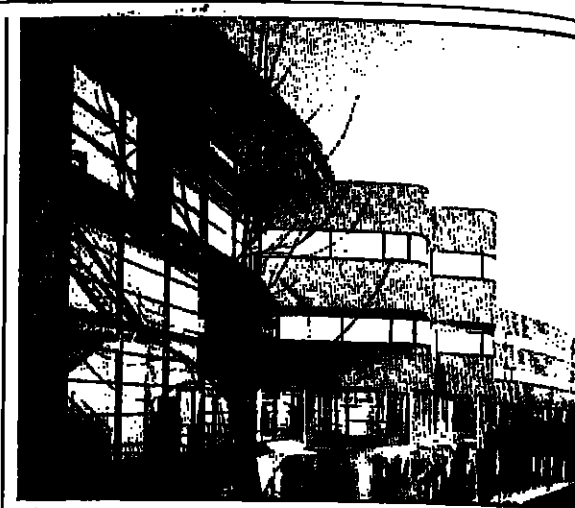
Another factor missed by the Griffiths inquiry, but which has come to light during the dismantling, is the absence of some in-situ concrete in the internal horizontal joints.

The engineers' recent report says: "The structural impli-

cations of this, if it were to continue to the lower more heavily loaded joints, is still to be assessed".

There is concern that the building is in danger of progressive collapse under extreme wind loads.

Newham's engineers are compiling a detailed report on the structure of Ronan Point and Spearing is demanding that the environmental secretary reopens the inquiry as soon as he receives it.

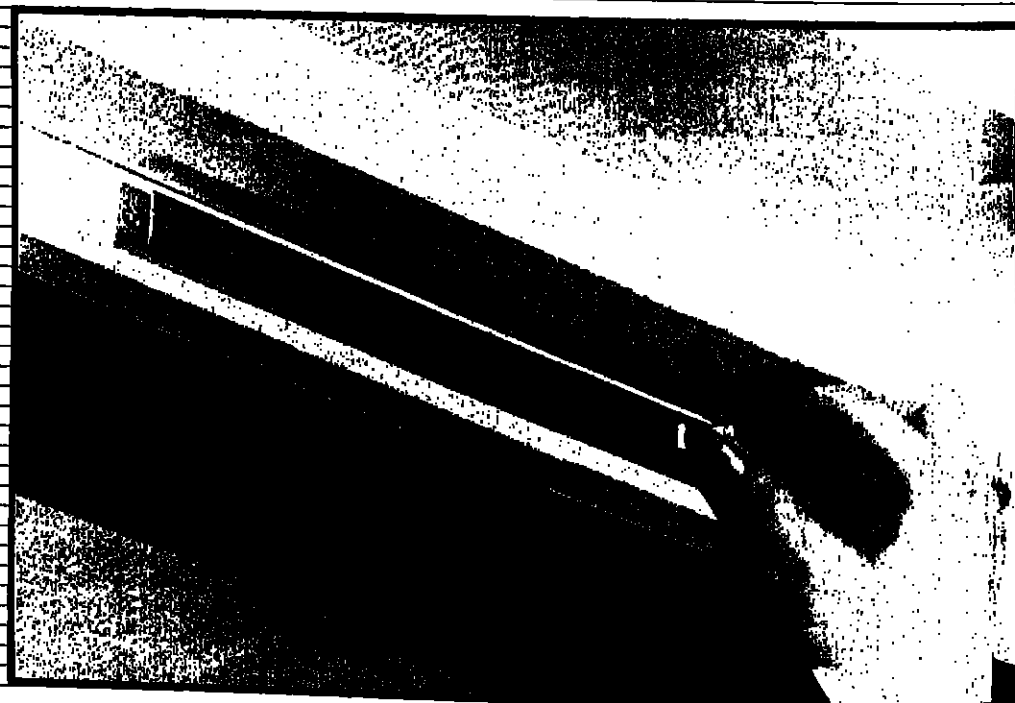


Against all odds

This silicon wafer fabrication development at Foots Cray, Kent, has been designed by GMW for STC, and is said to be on a par with the world's latest technology in the field.

The £26 million project took two and a half years to complete, and includes an account of a river, sewers, electricity and telecommunication cables, and supplies of Artesian spring water on the 12ha site. It also lies in a floodplain which meant all services had to be relocated but maintained during construction. Offices from the development, with the manufacturing plant, were structural consultants were Ove Arup, specialist designers and managing consultants for the fabrication building were Matthew Hall with Gough Green and W S Atkins. Boys were management contractors for the infrastructure and support buildings.

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BUILDING DESIGN

No 815

The weekly newspaper for the design team

FRIDAY DECEMBER 5 1986

Institute looks at council shake-up

ASHAKE-UP in the constitution of RIBA Council is on the cards in the wake of worries about the attractions of the institute to younger architects.

Honorary secretary Nick Brill is investigating ways of encouraging under-35 members to stand as part of a general review of the council's composition.

Proposals for change could be presented at the next council meeting in January.

The beleaguered Portland Place establishment, stung by criticisms raised during the presidential election campaign which closes today, is looking for a more powerful and representative council, including more nationally known figures and younger members.

The study being undertaken by Brill is part of a general response to a series of internal difficulties which have beset the institute recently. These include:

- The resignation of a group of staff, including drawings curator John Harris, public affairs director David Atwell, architect editor David Pearce as reported last week, and press officer Hilary King.

• Staff unrest over the proposed appointment of two new deputy secretaries, itself a move to strengthen perceived weaknesses in the institute's staffing structure.

• Criticism over the continuation of plans to move the Drawings Collection to Portland Place.

• Union complaints that Jill Lever was not appointed as head of the Drawings Collection (meetings are taking place with management next week).

• Worries about the proposed move of companies from Portland Place being masterminded by Fred Roche, possibly to the Connaught Place, possibly to the Connaught Place, possibly to the Connaught Place.

• Staff criticism of the statements by both presidential candidates on staffing changes, about which they have not been consulted.

Meanwhile Frank Woods has resigned as chairman of RIBA Magazine. He has been replaced by Michael Heseltine's former publishing business partner, Clive Labovitch.

It is understood that Woods was, like Pearce, unhappy about restrictions on editorial content and about a projected shortfall in profits.

Revamp at Charing Cross

FARRELL'S RIVERSIDE 'GATEWAY' GO-AHEAD

TERRY Farrell's Charing Cross station scheme has been granted full planning consent by Westminster council, clearing the way for the renaissance of an important central London riverside location.

Farrell said this week the scheme would provide a "gateway to the South Bank".

The Hungerford Bridge pedestrian walkway would be

By Lee Mallett

extended at one level through to the station concourse.

Farrell is also looking at ways of improving the environment on the South Bank for the South Bank Board, and how Hungerford Bridge could be improved.

"My view is to treat it like a coathanger. There's no need to knock it down Rogers-style. I think it could be a very jolly bridge," he told BD.

Designed for developer Grey-

cost and British Rail, Farrell's scheme features 18 massive columns, or piles, topped by a steel-arch barrel vault.

From these massive arches, reminiscent of Victorian station architecture, the bulk of the scheme — a 31,500sq m office building — will be suspended.

This design avoids piling through the station underneath which will continue to operate through the four-year construction period.

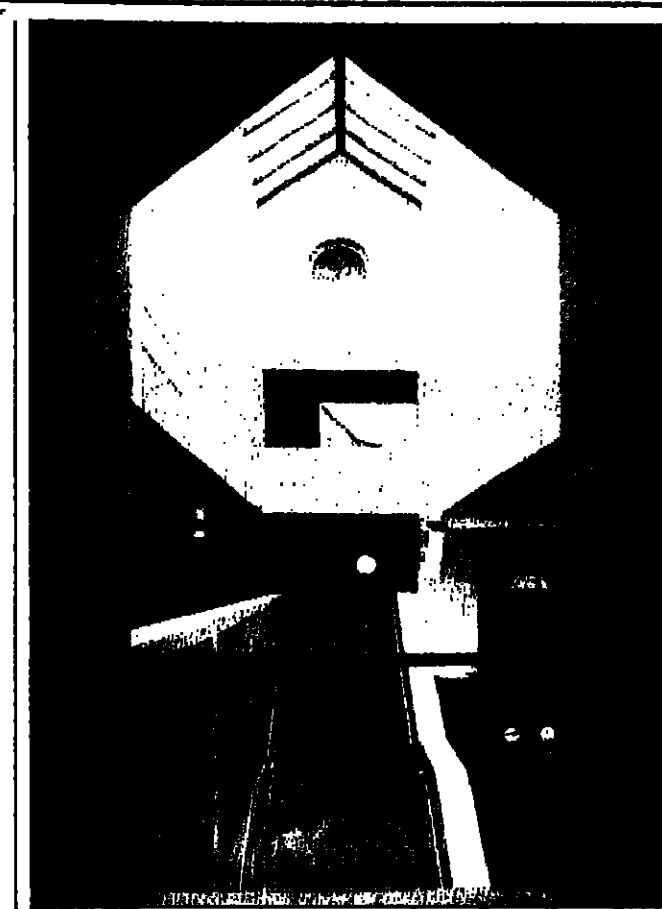
Other elements of the scheme include the conversion and revitalisation of the vaults beneath the station to provide 2,700sq m of retail space, and a new permanent auditorium for the Players Theatre.

Villiers Street would be partially pedestrianised. Rolfe Judd has prepared a retail conversion scheme for the buildings on the eastern side of the street, while a new building, to house retail and sports facilities, will be built on the western side forming the "foot-hills" of the new development.

Last month Farrell's major proposal for London Wall in the City was put on ice by the planning committee.



Model seen from the south.



The spectacular entrance hall. Photos: Richard Bryant.

Stirling's Tate unveiled

James Stirling's first major public building in this country, the Clive Gallery for the Turner Collection, has been completed. Works are now being hung for the official opening in March. The Tate Gallery expects the £7.7 million wing to boost attendance dramatically, just as Stirling's Stuttgart Staatsgalerie has become Germany's most popular gallery.

Like its earlier, larger relation, the Clive Gallery features brightly coloured frames and attached elements set against neutral, natural walls — in this case Portland stone and brick. The spectacular entrance hall, rising to rooflights, incorporates the principal staircase that rises to the nine new galleries at first-floor level. These are continuous with the Tate's existing galleries.

Ground-level facilities include a reading room, auditorium, classroom, paper conservation studios and

workshops while reserve galleries are at upper level. The Clive Gallery is the first phase of James Stirling, Michael Wilford & Associates' grand plan for the Tate's "New Museums" on the Queen Alexander Military Hospital site. Consultants include Stevenson, Yarnham, Muesby (services), Felix Samuely (structure), Davis Beckett & Everest (quantity surveyors). Project management was by PSA London Region.

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Docklands Bill gets green light

THE House of Lords has given final approval to construction of the £100 million rail link between the City and Docklands after the Bishop of London, Dr Graham Leonard, dropped his amendment to the Bill.

Dr Leonard had called for an "exhaustive inquiry" into the Canary Wharf development, particularly its effects on London's East End.

The London Docklands Railway (City Extension) Bill is now due to receive Royal assent before Christmas.

Signing of a master building agreement is expected soon after.

Vienna ideas

WILL Alsop and John Lyall have been invited by the City of Vienna to produce ideas for the improvement of its famous shopping street, Mariahilferstrasse.

Cambridge win

COLQUHOUN & Miller have won the limited competition for an extension to the Fitzwilliam Museum, Cambridge. Other proposals were by Demetri Porphyrios and Nicholas Hare.

Cards, please

AS usual, we will be publishing a selection of architect-designed Christmas cards, with champagne for the best one. Entries by Friday December 12, please.

Hackney's local partnership call

CENTRAL and local government, the private sector and the professions must get together, stop bickering and launch an attack on social deprivation, bad housing and unemployment, Rod Hackney told the Building Communities conference last week.

He called for an immediate reappraisal of legislation affecting the inner cities. "Rules and

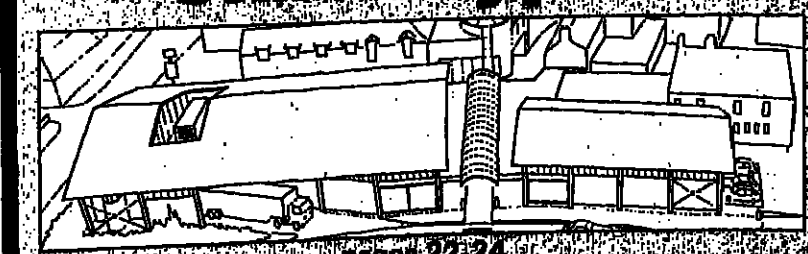
regulations need to be relaxed," he said. And he suggested that every town and city should identify two or three areas for immediate action and set up task force groups.

Banks and building societies should be encouraged to invest in the inner cities and local people should be involved as direct labour. Conference report overleaf

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Connecting parts



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DESPITE the constant free coffee, the Astoria Theatre was pretty cold. It was scarcely possible to believe that this was the great media event that had by virtue of the heir to the throne's good offices, made the headlines of the serious press as well as the tabloids, writes *Tom Gurst*.

Admittedly, it wasn't the conference that had made the headlines. It was the Prince's launch of his Inner City Trust — a manifestation of the "third force" which is going to deal with our environment problems using private donations.

But what about the bit that got left behind after the Prince's entourage had left — the first ever international conference on community architecture? A slightly shabby and certainly underheated theatre next door to a sex shop on the Charing Cross Road gave it that degree of "street cred" which the main hall of the RIBA couldn't have achieved.

Otherwise, credibility was desperately lacking. Apart from the small clusters of what Martin Pawley described as "the lumbar-backed shirts and anoraks of the community activists", and a token handful of speakers from ethnic minorities, the hall and the platform were firmly held by white, male, professional types. It moved one speaker to say:

Massive publicity and spiky debate marked the "Building Communities" conference in London last week. After all the promotion, *BD* reviewers cast a critical eye over proceedings.

Taking the stage



Views from Westminster — Patten, Williams and Heseltine.

"your wealth is bound to appear insolent". What was lacking among the countless repetitions of that much-abused word "community" was a community itself. In this conference, it was a case of what do we do for them?

One speaker from the floor summed it up more accurately than he probably intended: "If you don't move over, they will begin to take power for themselves".

Not surprisingly, Shirley Williams seemed to be the most appreciated of the political contributors. It was her safe radicalism that went down well.

The audience loved it when she cried: "Let's tell ideology to take a running jump".

Both John Patten and Michael Heseltine, speaking for the Tories, obliged by quitting the conference immediately after delivering their pieces. After all, being associated with a government which has frozen the money that local authorities have gained from the sale of council homes, and then cut the housing investment programme by up to 20 per cent in some areas, does not go down well in a conference supporting the International Year of Shelter for the Homeless.

As for the Left, it was branded time and again as "paternalistic" and impotent when it comes to getting involved in community action. That there was no strong support for the suggestion that the public sector, with its democratic accountability, should be strengthened to embrace community architecture says much of the participants in this conference.

Why can't the public sector provide a service to the community? What on earth makes it impossible for the local public

interest. Did the conference really expect them to set aside their differences in a "partnership" and work together to devolve power to underprivileged communities?

The chances of a willing transfer of genuine control to ordinary people seem very slight, and some of the proposals put to the conference contain more potential pitfalls than solutions.

Professionals and politicians must realise that if communities are to have a full say in the development of their environments, the process is likely to be slowed down rather than speed up.

If the new Inner City Trust is not to become (like many other poverty programmes launched by successive governments) window dressing as other resources are withdrawn, it will need an enormous injection of funds and must be firmly committed to devolution of real power to its consumers.

One knock-on effect of more money being available for rebuilding the community is work for professionals. In publicising the new label community architecture, we hope this conference will stimulate more debate about how professionals use their expertise. Many non-architect speakers in the Astoria questioned the need for a specialist community architect and his role as "leader" of the rebuilding.

This approach is likely to reinforce the tendency of professionals to mystify their skills and protect their privileges. New ways of working are needed, involving a greater willingness to listen to the users of the environment.

Conferences tend to be platforms for existing power groups so it is not surprising that the Campaign Against the Sale of Estates saw this one as "a bloody jamboree for the development industry and nothing more". However a powerful message was reinforced by this particular jamboree: fundamental changes are needed in our inner cities and huge financial resources are needed to effect them. There must also be changes in the access to power and decision-making and architects should seriously question whether their possession of technical and professional skills gives them rights of control.

purse to provide a technical aid service to the communities it serves?

On the first day the conference had heard George Nicholson, the last chairman of the Greater London Council's planning committee, show what an enlightened planning initiative could achieve. The GLC's community areas policy linked urban areas with particular needs with resources and expertise at a local level.

Then there is Haringey council's ambitious programme to set up a design team on the Broadwater Farm estate — a programme that specifically invites residents of the estate who would like a training in architecture to join the team.

On the second day the conference heard David Hall, director of the Town & Country Planning Association, take up the public initiative. He argued that central government should give local authorities more freedom, encouraging them to reach into the community. Parish or neighbourhood councils should be established, with the power to set a significant rate. The parent authority should be able to acquire land for the smaller unit, and feed half the dividends back to the neighbourhood. Imagine the London Docklands, he joked, if the London Docklands Development Corporation had worked that way!



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Brian Barnes — attending sponsor.



Rod Hackney — attending sponsor.

Workshop reports end in confusion

THERE was uproar at the closing session of the RIBA's Saturday conference with the chairman Raymond Andrews overwhelmed by a plethora of motions and a time already up, writes *Tom Gurst*.

The Community Architecture Group which arranged the workshops to report back to the final session with motions wanted put to the RIBA Council. But after discussion of the results of each workshop there was no time for the 16 motions to be discussed or voted on.

Andrews, wanting to close the session, said the council would note the resolutions but that council member Jake Brown protested: "If the council is to note the resolutions that is exactly what it will do. The motions will go in to the shredder and never be heard again — that is what the council does so well."

After several angry exchanges the meeting decided that the chairman of each workshop should take away the motions arising from it and "rip them up".

The result would be that everyone who attended the workshop and they were to be written in their reports.

Finally, another motion would be called so the meeting could be considered by the session — and these were formally put to the RIBA Council by the CAG.

THURSDAY afternoon was the only time during the conference that representatives of the communities it was all supposed to be about got a chance to speak for themselves.

The first representative was Tony McGann, chairman of the Ebbw Vale Community Association in Liverpool, who launched a blistering attack on the city's council.

He accused it of destroying

Patten backing renewal

THE community architecture approach to planning and estate management received the Government's seal of approval from housing minister John Patten.

He told the Building Communities conference that the DoE's belief in the need to involve the community in planning and managing their homes and environment underpinned many of its initiatives in the inner cities.

And he took the opportunity to relaunch the much criticised Urban Housing Renewal Unit as the revamped "Estate Action".

UHRU, launched in 1985, was aimed at helping local authorities regenerate run-down estates with developers.

The new "Estate Action" is employing the community architecture approach to regenerate estates by "giving people a greater say in the running of their homes".

Schemes in operation include:

- Non-profit distributing trusts, such as Thamesmead, run by elected residents.
- Tenant Management Corporations like Cloverhall in Rochdale which manages the estate with a budget from the local authority.
- Community refurbishment schemes in which jobless residents carry out improvements on their own homes.

Impromptu speaker hits out at sponsor

UNSCHEDULED speaker Brian Barnes of the Battersea Redevelopment Group received the warmest applause in an afternoon that was dominated by top politicians.

Barnes, who had been part of a 20-strong demonstration outside the Astoria Theatre, was protesting against Regalian's sponsorship of the conference.

Regalian, said Barnes, was guilty of "municipal racism" referring to its purchase of flats owned by Wandsworth council, which Barnes claimed had made the developers a £90,000 profit per unit.

Accusing the three main political parties of false promises, Barnes said the housing situation is "worse now than it ever been". What was needed was more capital for family houses and "an effective structure for tenants to decide what they need".

He then attacked the ubiquitous "bottom up" approach, much to the amusement of the audience. "Everyone here is at the top or they are mid-way and want to be the top," he said.

The rest of the afternoon was divided between Michael Heseltine, Shirley Williams for the SDP Alliance and John Fraser, shadow housing minister, who spoke instead of John Cunningham.

Heseltine, whose central point has been heard several

Communities launch bitter attack

community groups and co-operatives in an attempt to bring them all under the council's control.

But he was echoed by other speakers in slamming national government for its red tape and bureaucracy which bogged down initiatives and sapped the energy

of community groups.

A lone voice in support of red tape came from George Nicholson, chairman of the Greater London Council planning committee, until it was disbanded.

He said that if communities wanted democracy more plan-

ning was needed not less, and used the destruction of communities in London's Docklands as an illustration of what happens when local democracy is abolished.

Andrew Kean, a Glaswegian member of the Association of Community Technical Aid Cen-

tres, gave his definition of "true community architecture".

He said that it had to be user-controlled, it had to be receptive to the needs and wishes of the community and it should be non-profit making.

He criticised the Inner City

Trust, launched by Prince Charles at the conference, saying the trustees were all worthy dignitaries but there was not a single community representative among them.

The director of the federation of Black Housing Organisations, Louis Jullienne, pointed out that there were no representatives of the black community among the trustees.

Prince calls for Classical revival

A NEW renaissance in architecture, a major campaign to save our heritage and a host of local initiatives to promote community and economic development were called for by Prince Charles in his keynote address to last week's Building Communities conference.

"I think it is time to resurrect the principles by which Classical Greece operated", said the Prince. "We have been led by the noses for long enough down a path which totally ignores the principles of harmony."

He quoted Ruskin: "Architecture is that art which so adorns the edifices raised by man that the sight of them

successful for all involved.

He acknowledged the anxieties in the architectural profession over community architecture. "It could easily slide into a black economy provided by the not very good under a cloak of social idealism for those who want to obtain design on the cheap," but he added, architects should seek the opportunities it offered and not highlight the problems.

"Let's make 1987 the start of a new renaissance for Britain — from the bottom up", he con-

cluded. "Bottom up" proved to be the most popular phrase in the conference, first mentioned by Rod Hackney in his opening address, then Lord Scarman, the conference chairman slammed the prevalent "top down" approach to the regeneration of depressed areas.

The scope of the conference was taken beyond the UK by Dr Arcot Ramachandran of the United Nations' centre for human settlements.

He spoke of the need to see the

growing numbers of urban poor around the world as a resource rather than a problem, so that they can take a more active role in the planning and development process.

Focusing attention back on the UK, Mee-Yan Gheung — judge of the National Voluntary Organisation's anti-racist consortium cited rampant racism, evident in the Government's lack of "positive equality" policies, as one of the problems aggravating inner city conditions.



Prince Charles — traditional values.

TO a fanfare of media hype the Building Communities conference took place on November 27 and 28, bravely launching several trust funds to aid the beleaguered voluntary and community sectors as government funding withers, writes *Mandy Reynolds and Hugo Hinsley*.

The support of Prince Charles, politicians and power brokers for these initiatives is laudable. However as the days wore on and we heard from

Words into actions

potential recipients and workers in the voluntary sector, it became clear that needs run into staggering billions of pounds and the question arises whether it just papers over the gaping cracks. It was obvious that the new coat of gloss paint on the outside of the theatre had no effect on its inherent taintiness. Will the Inner City Aid fund

have the same effect on our devastated inner cities or can there be some real impact?

The conference began with euphoria generated by effective speakers and buzz-words like "partnership", "regeneration", "renaissance", but as this settled into perspective we were left with difficult questions hinted at by some speakers. Issues such as

deep-rooted racism and inequality of opportunity will not be solved by the good intentions of a "fairy prince".

George Nicholson, former chairman of the Greater London Council planning committee said: "It's all about power and who has it".

Power is held by government, private business and professionals with some collusion of

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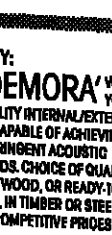
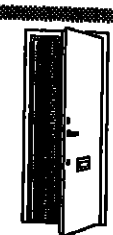
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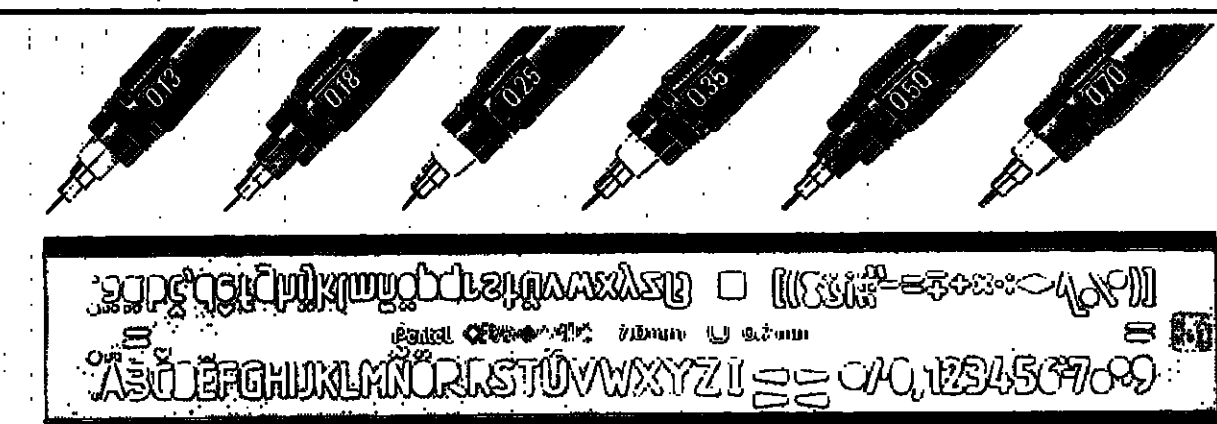
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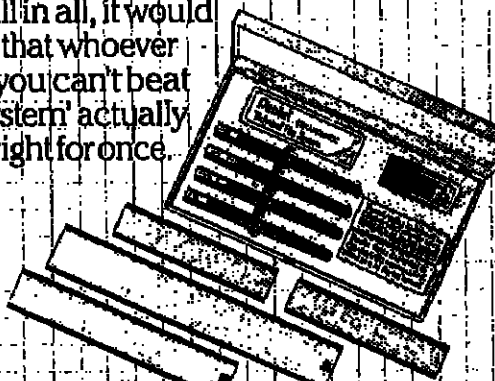
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All in all, it would seem that whoever said you can't beat the system actually got it right for once.



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Poly sets up new unit to research prison design

A RESEARCH unit to examine prison design has been launched at the Polytechnic of North London, led by Dr Raymond Moss who set up the Medical Architecture Research Unit more than 20 years ago.

The Prison Architecture Research Unit is needed, says Moss, because British prisons are mainly designed to the Home Office Pattern Book which, he says is "a collection of archaic designs".

"Prison design needs to catch up with the progress made in

recent years in hospital design," said Moss.

"A radical new approach to prison design is needed which must include evaluating buildings against both their original

By Lee Mallett

objectives and currently held standards of good practice.

"Many of our prisons fall below standards recommended by the EEC," Moss told BD.

"Britain consistently ignores the European standard minimum rules on material and moral

conditions that ensure respect for human dignity and instead keeps prisoners in squalid and degrading conditions.

"What I want to see is a build-up of our intelligence about prisons and what the users require," he said.

At present 20 new prisons are planned — one under construction in Milton Keynes is a "new generation" prison, imported from America. Two are conversions of existing buildings. The new generation prisons — one more is being considered — will feature small housing units surrounding central communal

facilities.

A recent report from the Public Accounts Committee was severely critical of the UK's prison stock.

Even in the 1990s, the committee reported, the Home Office would be tolerating conditions criticised as long ago as 1979.

The National Audit Office also recently reported that the staffing implications of design have not been taken into account. For example, the new Holloway prison requires twice as many staff and will eventually require three times as many.



Irish architect's house at stake in struggle over listing inquiries

AN architect who accused the DoE for Northern Ireland of destroying his business now faces the loss of his home.

For more than two years Neill Kenmuir has been locked in an increasingly bitter dispute with the department over its interpretation of listing procedures.

In May the DoENI insisted that all his inquiries to planning

unique process was imposed "to help Kenmuir and his clients".

But clients left because they felt it could damage their prospects, says Kenmuir, and his business suffered so that his building society has served him with a summons for not paying his mortgage.

In July, Paddy Andrews, president of the Royal Society of Ulster Architects, met the DoENI permanent secretary Dan Barry on Kenmuir's behalf.

Barry later wrote saying it had never been his intention to impose the routing procedure on all Kenmuir's communications with the department — only his inquiries concerning listed building matters.

But Kenmuir found this totally unacceptable as he estimates that 75 per cent of his business concerns listed buildings.

Kenmuir is waiting for the results of an Ombudsman's investigation and a planning appeal against aspects of the DoENI policy.

By John Wood

Doing up Balham pool

Fancy a dip? These archaic, glass-reinforced plastic tanks, of a £1.2 million refurbishment scheme by Mansell, Bulfinch, Elmfield Road, Wandsworth, will be in length to allow for children's changing room, showers and toilets, and a bar were installed. Four new courts were built on at the old building and separated from the main pool by a glazed screen.

Another improvement is about to be unveiled — access to the local library by Kings Road and Parkes.

Refuge centre survey

A FORMER children's reception centre, designed by Evans & Shalev, faces a full structural survey and possible demolition, after the discovery of a badly leaking roof.

The 1976 building was commissioned by Camden Council as part of the trouble-torn Alexander estate, itself the subject of a major inquiry over soaring construction costs.

Despite its compact organisation, the building was found to be unsuitable as a children's home and closed in 1981.

It is now leased to the British Refugee Council.

Consultant architects Forbes Bramble Associates, called in by Camden to carry out the survey, have already said a temporary roof is needed to prevent a "possible fatal accident" because of wet wiring.

But Ann Clark, the council's housing director said the cost of repairs might be so great that demolition could be the preferred option.

Camden have agreed to spend £120,000 on a new roof.

Green light

PLANS by the Fitzroy Robinson Partnership to build flats, a snooker hall, health club, bar and restaurant on the old Odeon cinema site in Twickenham have been given the go-ahead.

The officer's report says the "scale of the loss of the original fabric of the interiors is excessive and unacceptable."

Numbers one to six Raymond Buildings are Grade II listed and date from 1825.

THE extraordinary case of Raymond Buildings, Grays Inn, takes a new turn when the 13-strong London Advisory Committee meets this week.

As reported by BD (May 23) numbers five and six Raymond Buildings were gutted without permission from the local authority on the instructions of Lord Justice Glidewell, one of the country's most eminent planning authorities.

The gutting of the building was only discovered when a member of the public found

radio rails, interior doors and skirting boards lying in a rubbish skip.

The Society of Grays Inn, the surveyors and builders are being prosecuted by Camden Council.

Two applications for listed building consent for numbers three and four Raymond Buildings have now been referred to the London Advisory Committee by Camden Council.

The proposals are the same as those for the gutted buildings, says the officer's report.

The officer's report says the

Lawyers try doing it by the book

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Edinburgh Castle battle

Conservationists and planners are locked in battle over plans to carry out a £11 million modernisation of Edinburgh Castle to make it more accessible for tourists.

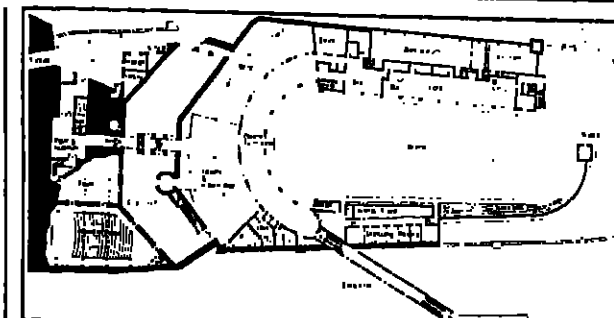
This week was the last chance for objectors to comment on the Boys Jarvis Partnership's plans to open up the esplanade, install shops and restaurants and put in extra car and coach parking.

The Secretary of State for Scotland, Malcolm Rifkind, is due to

announce a decision on the modernisation plans next February after studying the Boys Jarvis scheme, objections and alternative proposals.

Local authority planners want the 22nd Lowland Brigade and the Scottish regiments to residence to leave the castle and make more room for tourist facilities.

The Edinburgh Conservation Committee has produced a rival plan with the new visitor services built inside the castle.



The Boys Jarvis proposals for the lower level of the arena.

Look to Europe, says Luder

ARCHITECTS seeking new markets should look to Europe according to past RIBA president Owen Luder.

Speaking at a RIBA conference on workload prospects for 1987/88 last week he suggested that architects had overlooked Europe, and that it offered better opportunities than any other overseas market.

On the home front, he suggested small and medium-sized offices offered opportunities but cast doubts on the prospects of "mega schemes" such as Canary Wharf and the later stages of Broadgate.

As a shopping centre designer of the 60s, there was some irony in his prediction that refurbishing older centres would be a big growth area.

But anyone involved in designing retail buildings on the high streets or superstores could not lose, he said, although he was doubtful about massive out of town schemes.

Earlier, Professor Paul Ormerod, director of economic research at the Henley Centre of

Economic Forecasting, gave a broad view of prospects in the economy and construction in particular.

He said there was always a mini-boom in the year leading up to an election and this was already starting.

He also suggested that Nigel Lawson was relaxed on public spending and only "talked" about harsh spending limits.

But if Labour won control in

the General Election he said, its attempts to stimulate growth could be frustrated by a need for very high interest levels.

The RIBA's director of economic affairs, Michael Koudra said the continued growth in consumer spending would benefit the housing and retail market, but the CBI's survey of industrial firms suggested at most a modest increase in output in 1987.

Gloucester Green choice

GUARDIAN Royal Exchange has been chosen to develop Kendrick Associates' shopping scheme for Gloucester Green in Oxford. But the developer of the design faces being included in Dimsdale Developments' £1 million writ against Kendrick Associates.

Dimsdale claims the copyright on Kendrick's design for the site but GRE disagrees: "We are fully satisfied that the copyright to these plans rests with Kendrick Associates and

we will be proceeding with the scheme," it said.

Oxford City Council sacked Dimsdale as developer when its main contractor went into liquidation.

London & Metropolitan Estates was then chosen to develop the shopping scheme but withdrew amid speculation that the threat of Dimsdale Developments' writ had caused it to do so.

The case should be heard next summer.

France opts for Fitch

THE French Government has appointed Fitch & Co's retail division to redesign its Tourist Office HQ on Piccadilly.

Led by Mark Landini, Fitch's team beat off competition from two other firms.

Fitch redesigned the SNCF offices next door four years ago. The project should be finished next January.

HOW COLT HELPED TURN A FLY ASH TIP INTO AN OASIS.

When Cameron Hall Developments decided to move out of town to build the Metro Centre Gateshead, they chose a barren wasteland that was once a fly ash tip.

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Generation's efforts slighted

From Hugh Clump
FORGET the irrelevance of the RIBA presidential election, there are far more important matters to be discussed in your correspondence pages.

It is not often that we are motivated to write the sort of letter that usually appears under the signature Disgusted, Tunbridge Wells, but the comparison between conventional and community architecture by Nick Wates and Charles Kneivt, occupying a full page last week (November 21), is an insult to those of us who qualified in the late 40s and early 50s.

True, "Homes fit for the Heroes" were difficult to achieve, but to imply that architects over the past 25 years have been preoccupied with style to the exclusion of the needs of the user totally ignores the efforts of those of us, who strive within the existing system to provide decent homes in pleasant surroundings for people to live in, places for people to work in and for those in their declining years. Can the contribution of those who achieved the breakthrough of the Hertfordshire Schools and Alton Towers and have given so much time to organisations such as the Housing Centre Trust and the National Association of Almshouses be dismissed so easily?

If vast impersonal high-rise blocks are occupied by families with children, miles from a corner shop and surrounded by wall-to-wall grass or, more likely, tarmac, the fault is not that of the architect but, the housing manager client, who has ignored the architects' traditional aim of "offering a range of solutions" within which are those the user never believed possible in his wildest dreams.

The strategic objectives of conventional architecture are rarely different from those of the community architect. It is only the tactical methods of achieving them, rarely within the control of the architect, that are different.

We all hope and trust community architecture will succeed, but let us not pretend the objectives are any different from those we have all been striving to achieve for the past 30 years.

Hugh Clump
Richmond
Surrey

Fleshing out the record

From David Rock
THE three-page report (November 21) celebrating a decade of community architecture at the RIBA was interesting in its detail, if rather self-indulgent. However, other unlisted events also happened at the RIBA during those 10 years. For the sake of completeness, if not history, may I add four more:

● In June 1977 the Federation for Working Communities, set up at 5 Dryden Street (the first working community, which was founded in 1971 as a collective), combined with the RIBA to organise a one-day conference at the RIBA, which I chaired. "Working Communities and Urban Renewal" had Jack Straw (special advisor to the environment secretary) as the main speaker, and detailed six major case study presentations.

● The 1978 RIBA Conference at Liverpool, called "Living in Cities" and chaired by Raymond Andrews, devoted a plenary session to "working com-

munities", led by John Worthington. Bill Reed spoke about local authority community work in Birmingham, and Margaret Simey explained her work with the community in Liverpool.

● In 1979, the organisation now known as the RIBA/Building Industry Trust awarded me a fellowship to study and document town development trusts, then an idea in its formative stages. The trust subsequently published my book *The Grassroot Developers*, a manual about how communities can be their own developers and manage their environment.

● In October 1980, the RIBA and I organised a one-day conference and workshop called "The Grassroot Developers". The keynote speakers were the environment secretary, Tom King, and Leon Sullivan, former civil rights leader with Martin Luther King and leader of black community self-help housing action in the States. This was a charismatic man and a conference for which Tom King spent a morning at the RIBA. The workshop/market-place in the Henry Florence Hall had stalls from about 15 community trusts in this country and abroad.

Just for good measure, I can add that Rock Townsend are presently preparing an exhibition "Making Things Happen: how architects can become involved in urban regeneration" to be on show at the RIBA from January 13 to February 6 1987.

David Rock
London W1

Footnoting the background

From William Mahoney
MY thanks to Nick Wates and Charles Kneivt for the much-needed glossary of community architecture (November 21).

It is not the function of a glossary to provide a historical background so I will insert a few "footnotes".

Conventional architecture is only 40 years old compared to the rest of the history of buildings. If the column had been headed "Post full town planning control" or "State interventionism" a few hackles might have been raised.

The definition of "expert role" under the heading "Community architecture" could have included those dreaded words "spec builder" — that maligned creature who provided most of the pre-war homes, in a manner which is still in demand.

The "primary motivation" for those suburban-sems with their gardens was "return on investment" and "narrow self-interest".

W Mahoney
London W4

Truth lies in between

From David Appleby
THE comparative definitions of "conventional" and "community" architecture are reportedly to be published in a book next year (November 21).

I would advise the authors to look at this whole thing again while there is still time to correct such an ill-considered and misleading document which does no service at all to so-called community architecture.

The impression one has on reading the text is of the

invention of two imaginary worlds — conventional architecture, all good; community architecture, all bad. The truth is that the great majority of architectural work lies somewhere between and will always do so (except perhaps in the USA or USSR). The characteristics so neatly listed are themselves independent alternatives.

The classification into conventional and community is not a useful classification of architecture. The attempt to use it conceals the real problems we must confront, and suggests a simplistic solution to socio-economic problems.

There may be a genuine and gradual transition in society from institutional to communal decision taking. As this slowly develops architects will find communal instead of private or institutional clients becoming more widespread and in some cases they may help in the process.

Architects must not, however, arrogantly suppose that they alone are bringing this about. This is falling into the same trap as all architects who have invented their own "ideal" societies to be brought about by

architectural means. The idea that all but "community" projects are socially or architecturally bad is dangerous nonsense.

David Appleby
Arkesden
Essex

Meccano monstrosity

From Peter Bastin
EVEN in these days of sod-everybody architecture, the Meccano cathedral on the front of 80 November 21 shocked me.

Canary Wharf Tower is just about the nastiest big thing I have seen for many a long year. The fact that it is American-designed comes as no surprise whatsoever. No doubt the American public rejected it for anywhere in the States, even the middle of the Arizona Desert.

On the other hand, of course, it will be at home with the rest of the garbage-architecture one sees so frequently nowadays in the architectural press. Doesn't anyone care? Doesn't anybody scream about debasement; where are the fierce articles

about crap taste and crap designers, where are the Gilbert Hardings and the Muggersdges? Designing building, no doubt.

Peter Bastin
Bourton-on-the-Water
Glos

Change of tack

From Jeffrey Atkins
IN continuing your nautical theme (November 21) I'd like to draw a parallel between the RIBA presidency and the BBC programme "Howards Way".

The tally of deaths, incidents and legal battles associated with sailing during the present series seems to be considerable, yet only one incident related to water skiing has occurred.

It is clear that by having a high powered and manoeuvrable boat, not only is the greatest safety ensured for the cast but an opportunity is presented to remove the "dead wood" (or members of the cast with poor accents) in a short and decisive way.

Does the RIBA have to sail so close to the wind, or will it

become becalmed in the lee of the Atlantic?

Jeffrey Atkins
Manchester

Pleading for worse

From John Whitehead
YOU quote Michael Haxby as "impassioned plea" at the 1st & Country Planning Association Conference for the Government to play a more central role in the inner city areas (November 21).

Oh dear! Aren't they enough already? "People" be persuaded to go back the inner cities, but what good for them — a competitive environment," he said.

John Whitehead
Cambridge

Letters should be typed and spaced on one side of the sheet, sent to: The Editor, *Building Design*, 30 Calderwood Street, London SE18 6QH. We reserve the right to cut or amend correspondence.

Last thoughts on the election

From George Oldham, city architect, Newcastle upon Tyne
THE presidential contest appears to be billed as "Raymond the Reasonable" versus "Rod the Ruthless". There is an element of truth in this oversimplification and members' preferences appear to be polarising around the issue as to whether the problems besetting Portland Place are best solved by the application of balm or surgery.

As one who has likened the process of seeking change within the RIBA establishment to that of fighting blanchmange, I know which I believe to be more appropriate but you pay your money and you take your choice.

However, there is also the question of the public face of the RIBA represented by the president, and in this context I am not convinced that the stereotype

fits. Indeed, from my own experience Rod Hackney has demonstrated a charisma and statesmanship very much at odds with the image presented by his detractors.

The pity is that the unprecedented personal denigration directed at Hackney has obscured the fact that the membership can choose between two candidates with considerable personal qualities and abilities. Having had the pleasure and benefit of serving alongside Raymond Andrews and Hackney in RIBA affairs, I hold Andrews in high regard but feel that on balance Hackney would make the president we most need at this time.

I trust that following the election, whoever wins, some heavy fence mending will take place — it would be a great pity if either the talents of Hackney

and David Rock on the one hand or Andrews, Fred Roche and Owen Perry on the other are lost at the highest level within the RIBA.

George Oldham
Newcastle

From Professor David Gosling, University of Sheffield
IT seems a great pity that the election debate has been centred upon a clash of personalities rather than the very serious issues facing the institute. Both candidates have quite different but valid skills to offer.

However, as a past and present council member, and someone involved in architectural education, the decline in membership and the apparent lack of interest and disaffection of students and young architects concerns me greatly. If this decline continues the profession will lose its learned society and, more seriously, its credibility with the public.

The euphoria expressed by some that the Architects' Registration Council can fulfil the functions of the RIBA is clearly misplaced. At present, the council and major committees of Arcuk are dominated by nominees of the RIBA and, as such, it

is an undemocratically composed body. The RIBA, on the other hand, is a democratically elected body representing the profession. If people choose not to vote in the council and presidential elections, they only have themselves to blame for the quality of their representatives.

The reason why, after careful consideration, I decided to support Hackney's candidacy was that I feel the whole structure of the RIBA is in need of change and particularly needs to reflect the views of the younger members.

Hackney has indicated his support of architectural education rather than the pursuit of the draconian policies of the Government including school closures.

David Gosling
Sheffield

From Kenneth Newman
THE election for presidency is about restoring the integrity of architects. This is a matter of extreme urgency to any small private practice outside the affluent South-east.

The architect in such a practice is in direct competition with unqualified designers, and

to a lesser extent with his colleagues in local government, neither of whom carries his responsibilities. Not so his contemporaries in medicine, dentistry and pharmacy where only registered persons may practice.

The hierarchy at Portland Place, responding to the old boy network in the South, where the present recession is unknown, has done nothing to restore integrity.

The integrity of the architect can only come about when he is once again restored to the same lawful position as his colleagues in the medical profession.

The elected candidate will ensure the indebtment of small private practices if he makes as his top priority, achieving a change in the law of the land to prevent the submission of any building proposals other than by registered persons. Better still something on the Spanish model (*The Architect*, October 1986).

As a sailing man, who is Raymond Andrews to give about the dangers of rocking a boat to Rod Hackney. He should know better than most that a stable boat will withstand rocking and perhaps his advice is an admission of instability.

The trouble is that the RIBA has raised the centre of gravity so that our "boat" is top-heavy. The remedy, as any practical sailor will know, is to remove the top weight and place more ballast in the bottom where it belongs. As Hackney has promised to do just that he has my vote.

Kenneth Newman
Nottingham

All power — to the State

From Shirley-Anne Hardy
I AM an outsider to the study of classical architecture — but not to the study of classical economics. And I am stunned that Professor Broadbent (November 7) should equate with the achievements of a communist or socialist regime "the equal right of all to the occupation and use of the land".

The progress of this right would have dismantled state power long ago, even in this country, by at least nine-tenths! What Communist doctrine allows is not the equal right of its citizens to the occupation and use of the land, but the overriding of all others' right by the state.

It seems to me that architects of whatever school should take a course in classical economics — since access to the use of land precedes all architectural construction upon it.

Shirley-Anne Hardy
Pittlochry
Perthshire

Royal remarks

From David Atwell, director, public affairs, RIBA

I AM writing somewhat belatedly to correct the unfortunate and rather misleading impression created by your headline "Institute balks at inner city speech" above your report of reactions to the Prince of Wales' National House-Building Council address (October 31). Far from criticising the Prince, the RIBA has wholeheartedly endorsed his statements regarding the need to build in the inner cities and to protect the green belt.

In addressing the reasons why the housebuilders prefer green field sites, I suggested that the Prince's remarks might be more appropriately addressed to central government rather than housebuilders. I also drew at-

tention to the fact it is more expensive to build in the inner city than on greenfield sites.

David Atwell
London W1

Clarifying the course

From Richard Graham
YOUR short article on Hull School of Architecture (November 21) seems to have picked up a few items of misinformation on the route from mouth to print.

Firstly, the courses are certainly not without structure; they simply do not follow a year structure. Nor are the courses without formal lectures — there are lecture courses from first to fourth years, much as in other schools, covering such diverse subjects as energetics, key ideologies, structures, sociology and that unfashionable subject, construction — which even community architects need for competence.

Most important, the article gives the impression that the whole of the Hull school staff, students and philosophy, is single-mindedly committed to a very narrow definition of community architecture. This is not the case; 85 per cent of the students choose to be involved in design of different kinds — landscape, computer-aided work, architecture of developing countries and even elitist architecture.

The teaching of architectural sociology and community politics is only a subsection of the school's architectural course as our courses on urban renewal, perception, the 18th century house and even medieval castle!

Richard Graham
Hull

Sizewell shenanigans

From John Carter
I HAVE only just caught up with *Scorpio* (November 7) and in particular the remark: "What a pity the institute cannot inject the same honesty into its current thinking on nuclear power".

Could you enlarge on that? The institute did in fact lodge an objection to Sizewell B. I wrote it.

What have I missed in the shenanigans at 66PP?

John Carter
Oxford

Editorial judgment

From Gerald Beale, managing director, RIBA Magazines
THE board of RIBA Magazines is concerned about the inaccuracies in your report of David Pearce's resignation (November 28).

The true situation is that senior personnel are always engaged upon a six-month trial basis during which they and the company are able to assess whether they wish the appointment to become a permanent one. This is the first time that Pearce has held a comparable position in a company and he explained to me that he is anxious to return to his preferred occupation of being a freelance writer at a time convenient to both the company and himself.

Obviously another change of editor of *The Architect* is unfortunate and something which we would have wished to avoid but it is an inconvenience not an embarrassment and the reasons you have stated for his eventual departure are wholly misleading.

Gerald Beale
London W1

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Civic Trust Awards

MORE than 80 private architectural practices and 30 local authority architects' offices feature in the 1988 Civic Trust Awards, announced this week. There was also a record number of entries — 1,123 — and the largest number of full awards since the trust adopted its present policy of alternating years for shire and metropolitan counties.

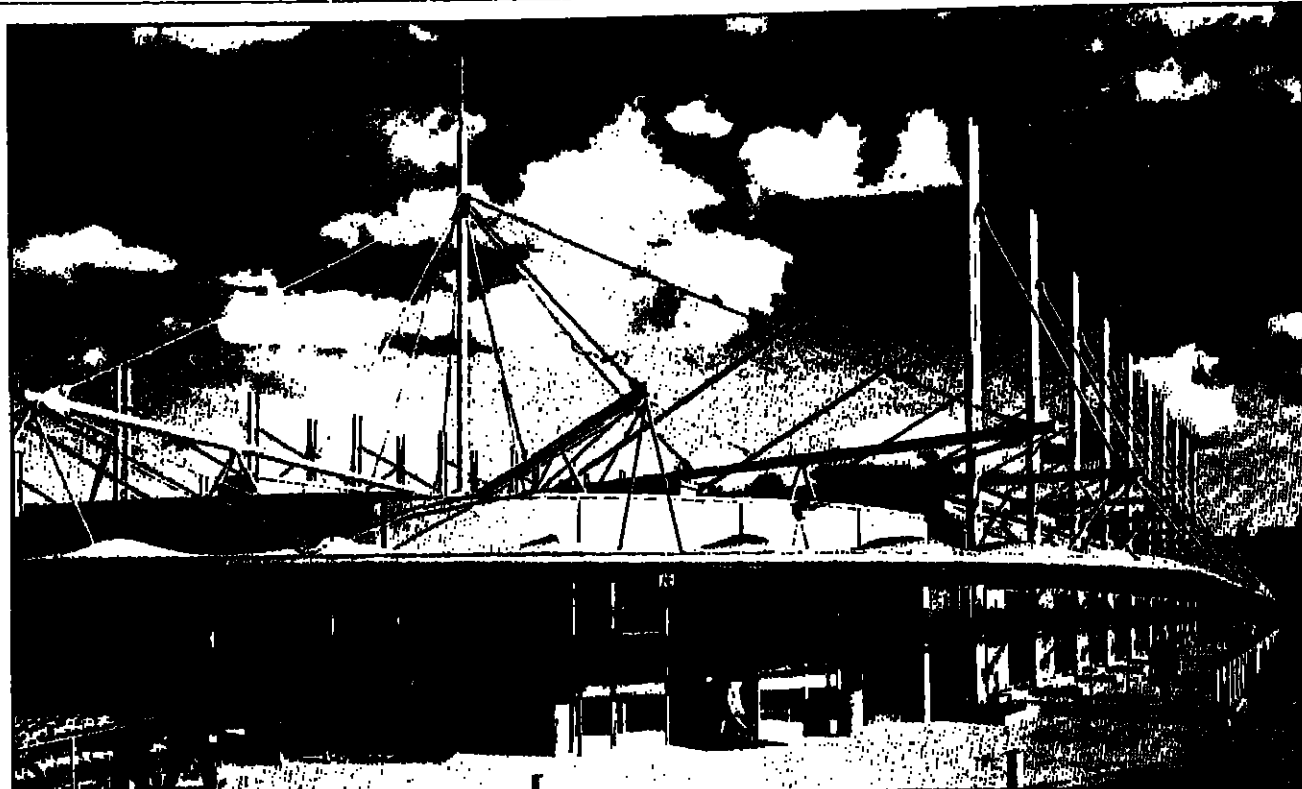
This year was the turn of the shires, with non-metropolitan Scotland, Wales, Northern Ireland, and Isle of Man and Channel Isles. Part of a two-year cycle of awards sponsored by McDonald's Hamburgers, it also produced no fewer than 126 commendations.

The range of winning schemes is staggering — new buildings, old buildings, infill; restoration and re-use; pedestrian streets and footbridges; hospitals and hospices; market crosses and supermarkets; sheltered housing and sheltered workshops; canals and country parks; gate-lodges and gazebos.

A sense of continuity with a huge jump in scale is provided by water-power. Here we have watermills in Hertfordshire and County Down but also — their modern counterpart — the largest pumped storage hydro-electric plant in Europe, buried under a mountain (and Gibber Coombe's landscaping) at Dinorwig, North Wales.

Introducing the awards, Michael Middleton, in what will be his last offering before he retires as the trust's director, commented that few of the 156 selected schemes were multi-million pound jobs. "Quality does not necessarily turn upon spending power — a poor building takes as many bricks as a good one — but upon employing a good designer and giving him the right brief from which he can formulate a valid design concept".

Two trends noticeable in the new buildings are the return of the pitched roof — quite often glazed — on buildings where it would not have been considered 10 years ago; and the way in which the better retail chains have now discovered that interesting architecture can be a considerable public relations asset. Sainsbury stores chalk up two wins: an award (ABK at Canterbury) and a commendation (in-house architects at



Sainsbury supermarket, Canterbury, Abends Hurton & Koralek.



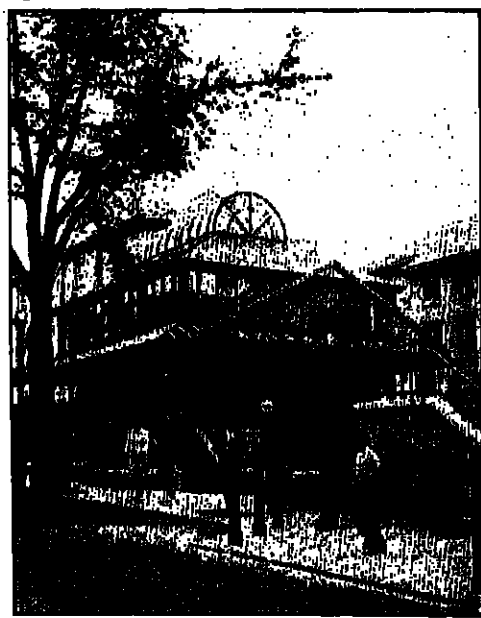
Calvert House, Belfast, Kennedy Fitzgerald & Associates.



Hospital of St John Hawkins, Chatham, Mitchell & Partners.



County offices, Caernarfon, Gwynedd County Council Architects Department.



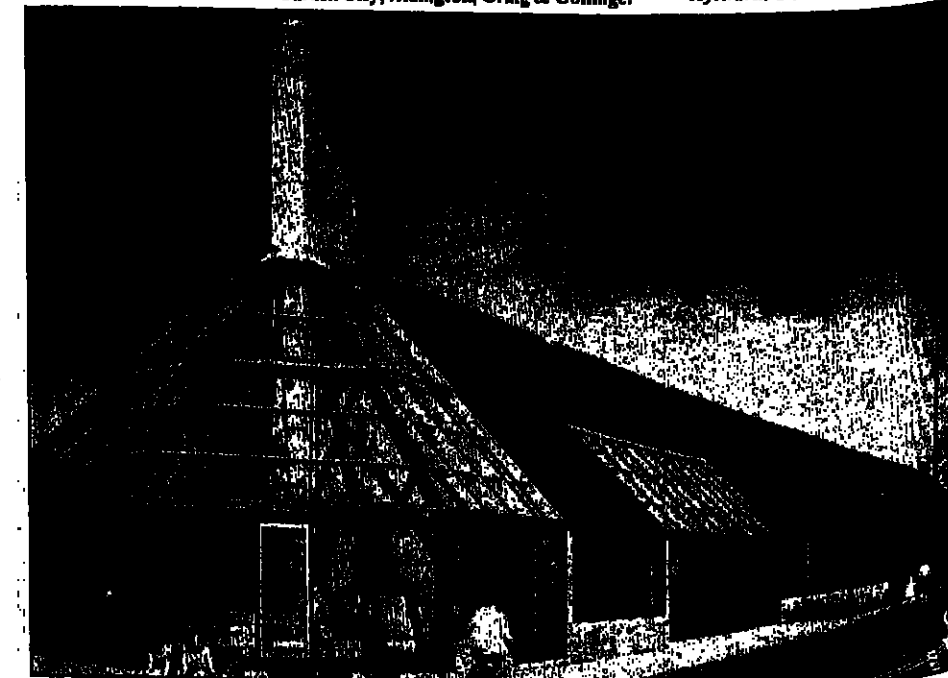
The Courtyard, Montpellier, Cheltenham, won the Stanley Partnership, an award in the Gloucestershire area.



Watermill conversion, Lemsford, Welwyn Garden City, Aldington, Craig & Collinge.



Kyleak Bridge, Scotland, Ove Arup & Partners (Scotland).



Caley House, Kilmarnock, Ayrshire, Irvine Development Corporation Architects Department.

York). Do we detect the influence of Dame Jennifer Jenkins, until recently a JS director?

The full awards, listed below, do not tell the whole story. Many architects' offices do creditable, sure-footed work year in, year out, but for one reason or another — cost constraints, timing, assessors' subjective preferences — fail to hit the jackpot. A regular appearance in the "Commended" credits, sometimes say as much as the one-off full award.

Thus the Alex Gordon and Lock-Necreus Hill practices in Wales, Arrol & Snell in Shropshire, Broadway & Malyan (Cheshire), Derek Latbam (Derbyshire), Keith Proctor (Devon), and Richard Gibson (Shetland) all chalk up two commendations — as, among public offices, do Mid-Wales Development and the Western Isles Council. For Gill Dockray in Cumbria/Lake District, this must be their year. Their work receives one full award and two commendations. Irvine Development Corporation gains one of each.

Tony Aldon

Winning designs not illustrated

Oaklands, office block, Maidenhair, Hamilton Associates; Uplands conference training centre, High Wycombe, Edward Cullen Architects; Bernard Stally Centre, Papworth, workshop, Bird & Tyler Associates; Bell School of Language, Cambridge; Cambridge Design Eastgate Street, Chester, pedestrianisation, Cheshire County Planning Department; Penrith pedestrianisation market, Eden District Council Architects; Green Hill and the Dale restoration, White worth, Sebire Allsopp and Peter Latham & Associates; Crematorium, Poole, Poole Borough Council Architects and Planners; Nicos Centre, Cirencester, old people's centre, MacCormac Jamison & Pritchard; Brimcliff House, Farnborough, offices, Arup Associates; Little Altoner Street Development, Winchester, Plincke, Leeson & Browning; Doctor's surgery, Bournemouth, Richard Smith; Adelaide Quay, Isle of Wight County Architects; Langdale Estate, Ambleside, Unwin Jones Partnership; Bostons supermarkets, Windermere, Gill Dockray & Partners; Victoria/Albert Square redevelopment, Skipton, Wales, Wales & Rowan; Princess Alice Hospice, Esher, Hutchinson, Locke & Munk; Knebworth Park Centre, Swindon, Michael Aukett Associates; Kellan Harbour, North Uist, Western Isles Council; Dinorwig Power Station, Council; Dinorwig Power Station, Council; CEB; Annalong Hall, County Down, Ian Sheehy; St James restoration, St Peter Port, Brumby, Aylward, Sandwith Assoc.

Scorpio

Rubbing shoulders at Portman Square

ASSORTED academics, former Bright Young Things, landed gentry, hacks and hangers-on crammed into the distinguished maze of rooms that make up the RIBA Drawings Collection in Portman Square to say farewell to John Harris, curator man and boy, for the past 30 years.

The unfortunate circumstances of his sudden departure did little to detract from the celebrations. Everyone felt the RIBA had been the loser in this case — and some simply wished Harris a long life — longer than all his enemies.

● Joseph Rykwert looked as dapper as ever, presumably recalling fond memories of his early years as librarian at Arup Associates.

● Cedric Price spent most of the time covering in the corner trying to remain unnoticed.

● Gavin "Vote Hackney for president" Stamp told everybody what an incompetent shower run Portland Place.

● Stuart Lipton, towering over everyone, was there because no architectural function is complete without him these days.

● Jill Lever, deputy curator and the RIBA's answer to Brenda Dean, was charming as ever; bearing no apparent grudges after being passed over for Harris's job.

● Colin Amery, a regular visitor to Portman Square, stood by the door impersonating a coat stand.

And if everyone contemplating the glorious years of Harris's rule was wondering how it was that the Drawings Collection ever came to be in Portman Square in the first place, the answer was soon to be revealed. Who was it that Harris met up with in the southern Italian town of Lecce to plot the exodus from Portland Place?

Why, none other than Anthony Blunt.

Traditional values

ALVIN Boyarsky and the Architectural Association are turning over a new leaf. Once the home of radical avant-garde types, it was last week housing the homely "Building Communities" exhibition ("The best exhibition they've held there since the last one organised" — Gavin Stamp).

Prince Charles himself visited Bedford Square for a buffet lunch, and of course to see the exhibition. Alvin was obviously enjoying himself in his new role as host to royalty, though for some reason he seemed less than enthusiastic about the community architecture display.

Tradition is making a further comeback at the AA next year — an exhibition is to be devoted to the work of Goodhart-Rendel, no less. Eat your heart out, Nigel Coates!

Burying the hatchet

THE RIBA and The Times last week launched the Community Enterprise Scheme for its

second year, with the Prince of Wales again patron and Rod Hackney chairman. For some reason the official Press release fails to say why the institute is not administering the scheme this year. Could this have something to do with a series of failings-out between Portland Place, Murdoch's organ and Kensington Palace?

The advantages of the scheme seem to have overcome the little local difficulties, galling though it was for Larry and Patrick to find their least favourite presidential candidate once again in the driving seat.

More light than heat

WHAT fun we had fire testing one of Ronan Point's sister blocks last week! The only problem was getting a really good fire going. The test should, according to BRE experts running the affair, have resulted in a dramatic scene with smoke pouring out of shattered windows.

The reality was a whimper rather than a bang. After a quarter of an hour, a polythene sheet serving as a window in the third floor flat chosen for testing had failed to melt. It melted after 17 minutes, but then things became less dramatic. The fire was so pathetic that a BRE official technician threw a 5-litre container of white spirit over it after about half an hour, in a vain attempt to revive the flames.

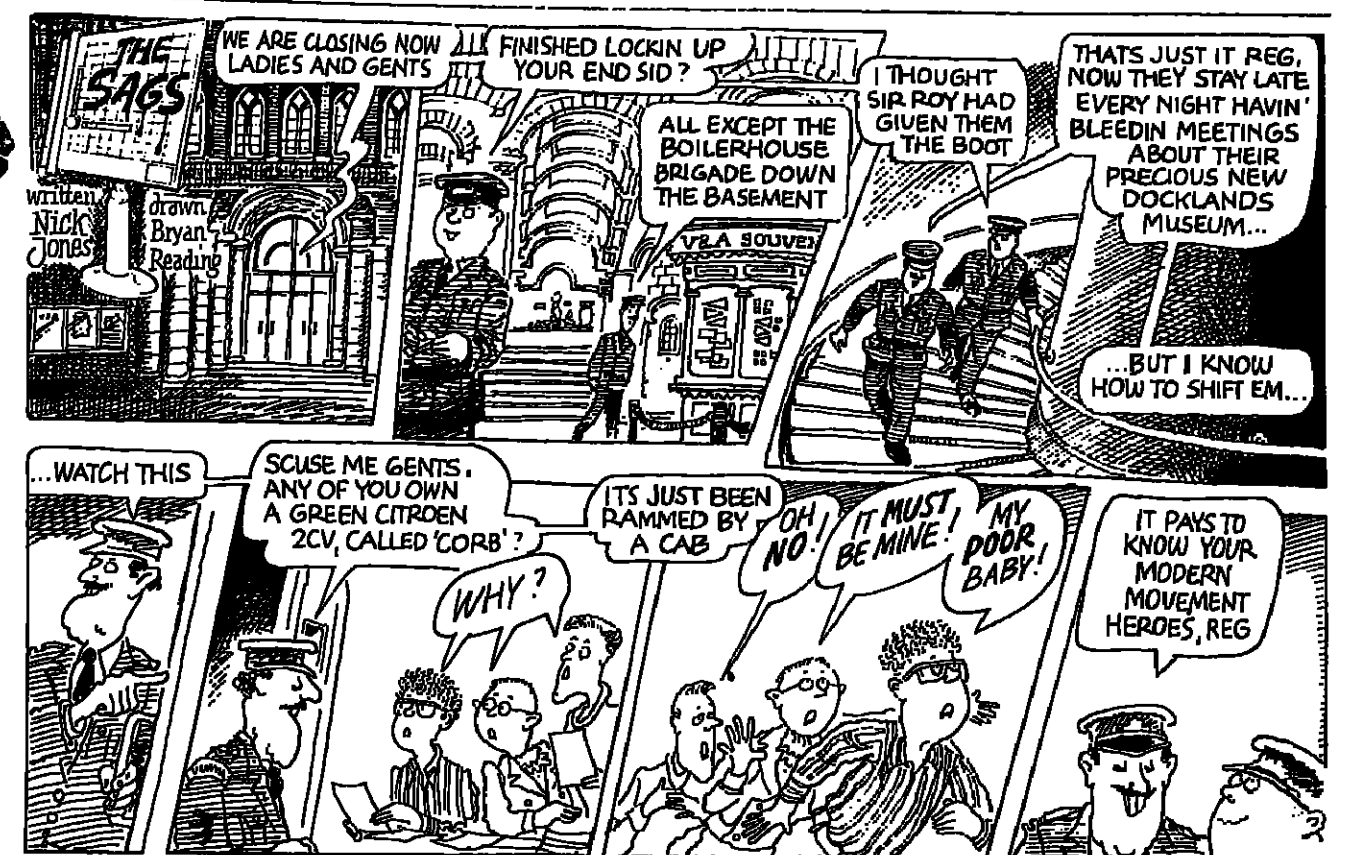
The odd thing is, two previous tests on the same block had to be ended prematurely when the flank wall's destruction limits were exceeded.

Still, who cares. The exercise is only costing £200,000!

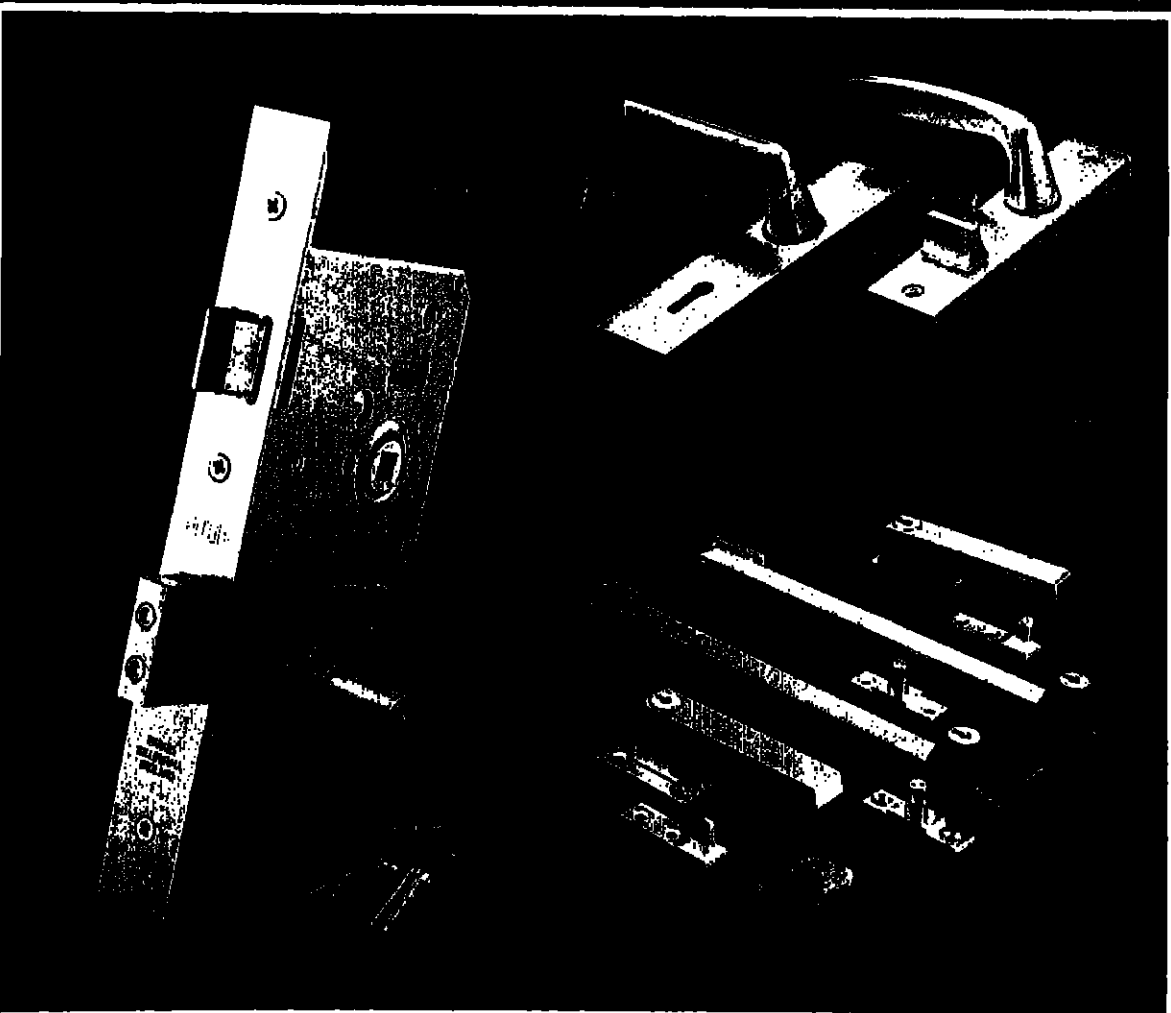
I SEE my old friend David Pearce has decided he "prefers the life of a freelance writer" to being editor of The Architect, or at least that was what the official line was from Portland Place last week. My asking price for the job? £50,000 a year, an office in Milton Keynes, and a contract clause giving me the right to refuse to speak to members.

10 years ago

ARCHITECTURE is the profession to enter if you're interested in beauty competitions, it seems. This year's Miss World competition included architectural students Maria Fontaine, 20, from Ecuador, and Jenny Vinas, 17, from the Dominican Republic, plus the allegedly fully-qualified Liga Ramos, 23, from Costa Rica. Sadly, none of the three were among the winners. Building Design, November 26, 1976.



What the best dressed Doors & Windows are wearing



2D2 Heavy Duty Mortice Locks/Medeco High Security
A series of heavy duty mortice locks and lever handles specially designed for use with springs and unsprung lever handle furniture, and for use in areas where a robust design has been demanded.
The Medeco High Security Cylinder which can be used with this lock, is unique, incorporating features designed to eliminate picking and attacks by drilling and key duplication.
When used together they form an unbeatable partnership.

Door Furniture
Many different designs of spring and unsprung lever handle furniture are produced. Most designs are available to suit lever lock cylinders, lock levers and bathroom functions, and the majority are suitable for either wood or metal door frames.
Round rose levers of the normal backplate is also available on some designs.

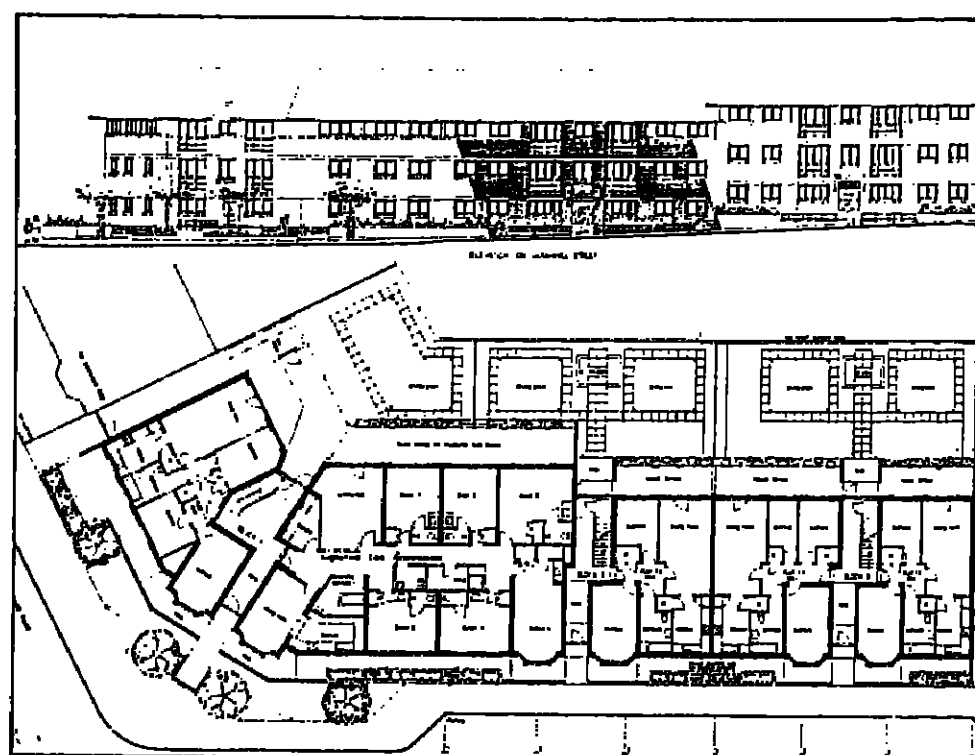
Window Fittings
A full range of window fittings is available including the lockable patterns illustrated. All are suitable for most patterns of windows and doors.
Wooden framed hinged windows and all serve or bolt through fittings are available in a variety of finishes.

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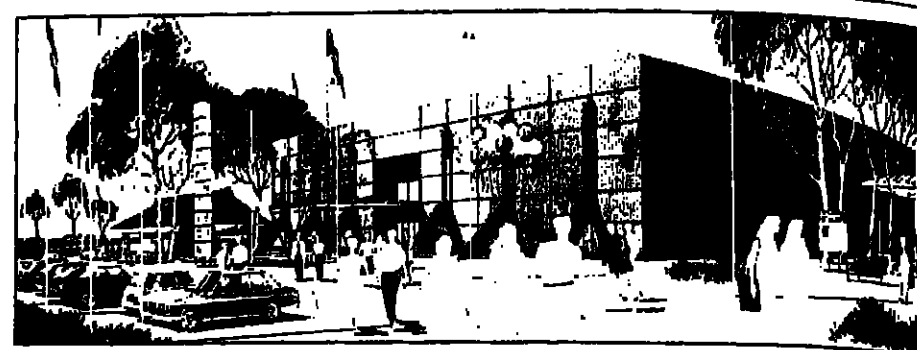
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News in pictures



Work has recently started in Glasgow on three infill blocks designed by the Homes Partnership for Govanhill Housing Association. The new complex comprises 20 flats and six bedsit

augmented care units for the elderly. All ground-floor flats will be developed for disabled use with direct access to raised garden terraces at the rear. Construction work should be finished on site in summer 1987.

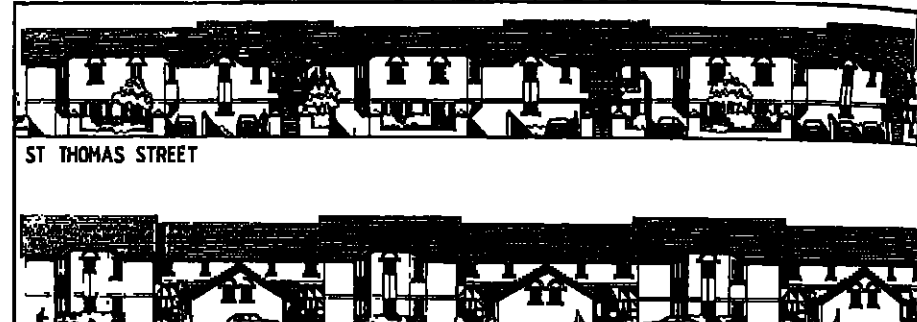


MWT design Ipswich addition

MWT Architects have unveiled plans for a major new development of housing, shopping, exhibition and leisure facilities west of Ipswich, to be known as Chantry Vale.

As part of the multi-million pound scheme, developer Wilcon Homes has offered to build Ipswich a 2,000sq m

exhibition centre (above) without any cost to taxpayers. Local authorities have already given their support to the scheme, which has been submitted to the East Angles within the latest Suffolk county structure plan "Towns 2000".



ST THOMAS STREET

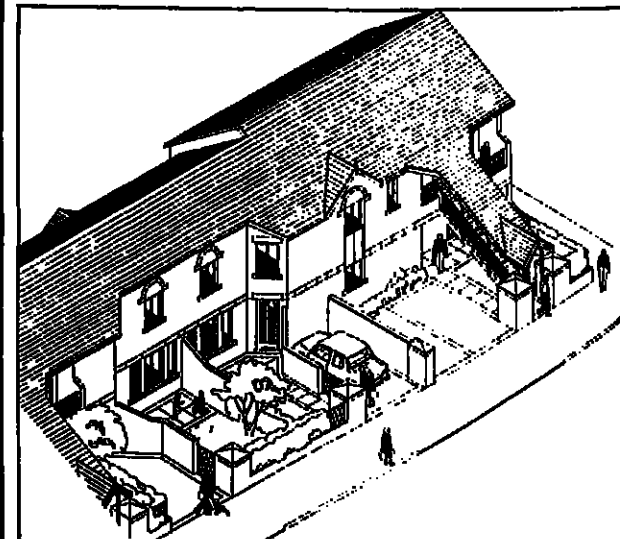
Bolton winner

The winning scheme for a competition organised by Bolton council (above and below) was designed by the Alexander Robertson Partnership of the Wirral, Merseyside.

Architects in the RIBA north-west region were asked to submit schemes for low-cost housing or flats.

The shallow cleared site was unsuitable for conventional modern housing, and the judges praised the winning scheme for its "imaginative solution to the problem".

The scheme will now be developed by the Portland Housing Association.

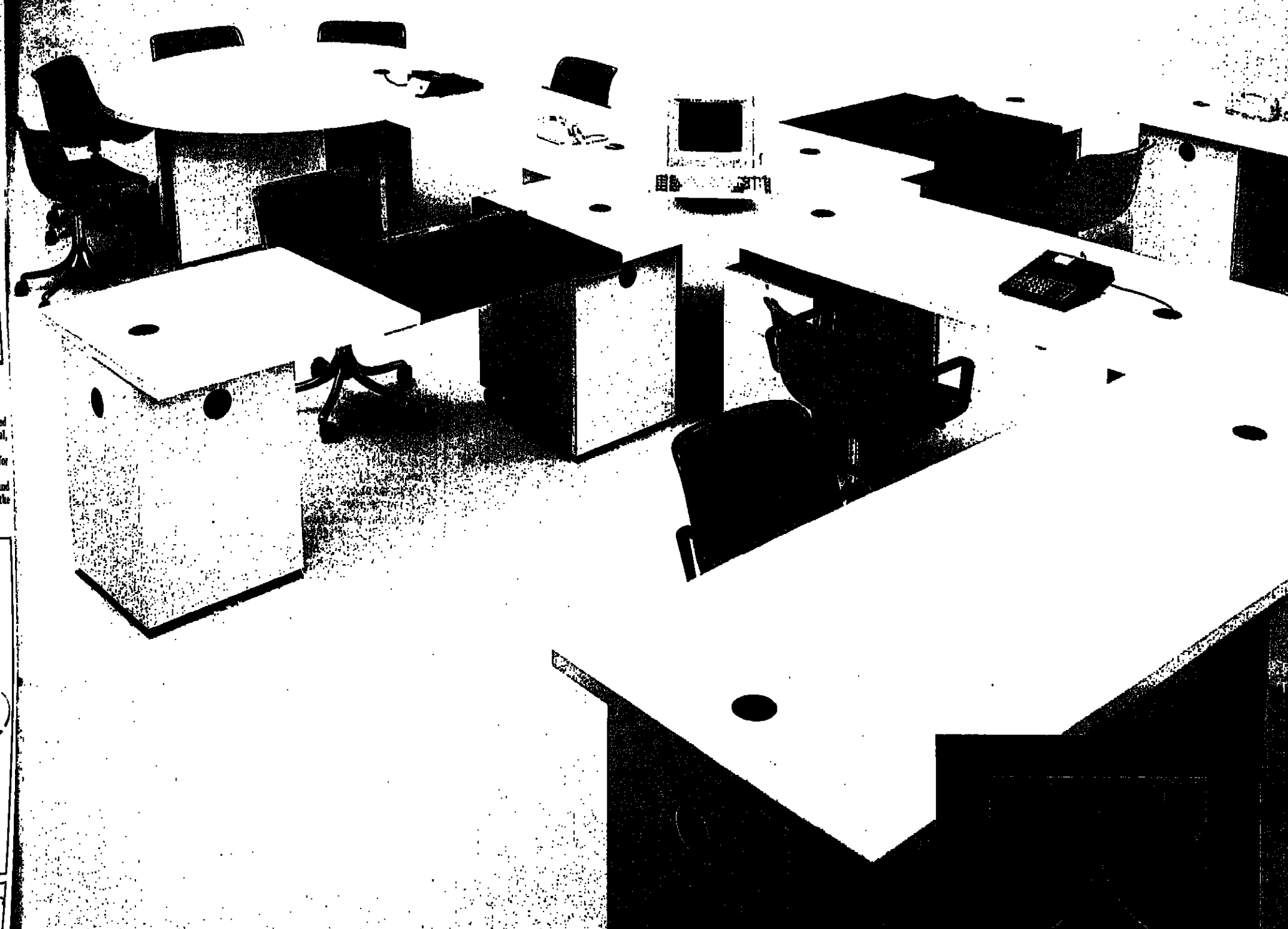


Architects John Assel & Partners have won planning permission for a £1 million housing development in Wimbledon (above). The new scheme will provide 23 one- and two-bedroom apartments on a site joining South Park Road and Trinity Road, previously occupied by six Edwardian semi-detached houses. Local planning authority Merton council has commended the houses as being "worthy replacements" for the Edwardian properties. Work is due to start in December and completion is expected next autumn. Prices for the flats will range from £65,000 to £95,000.

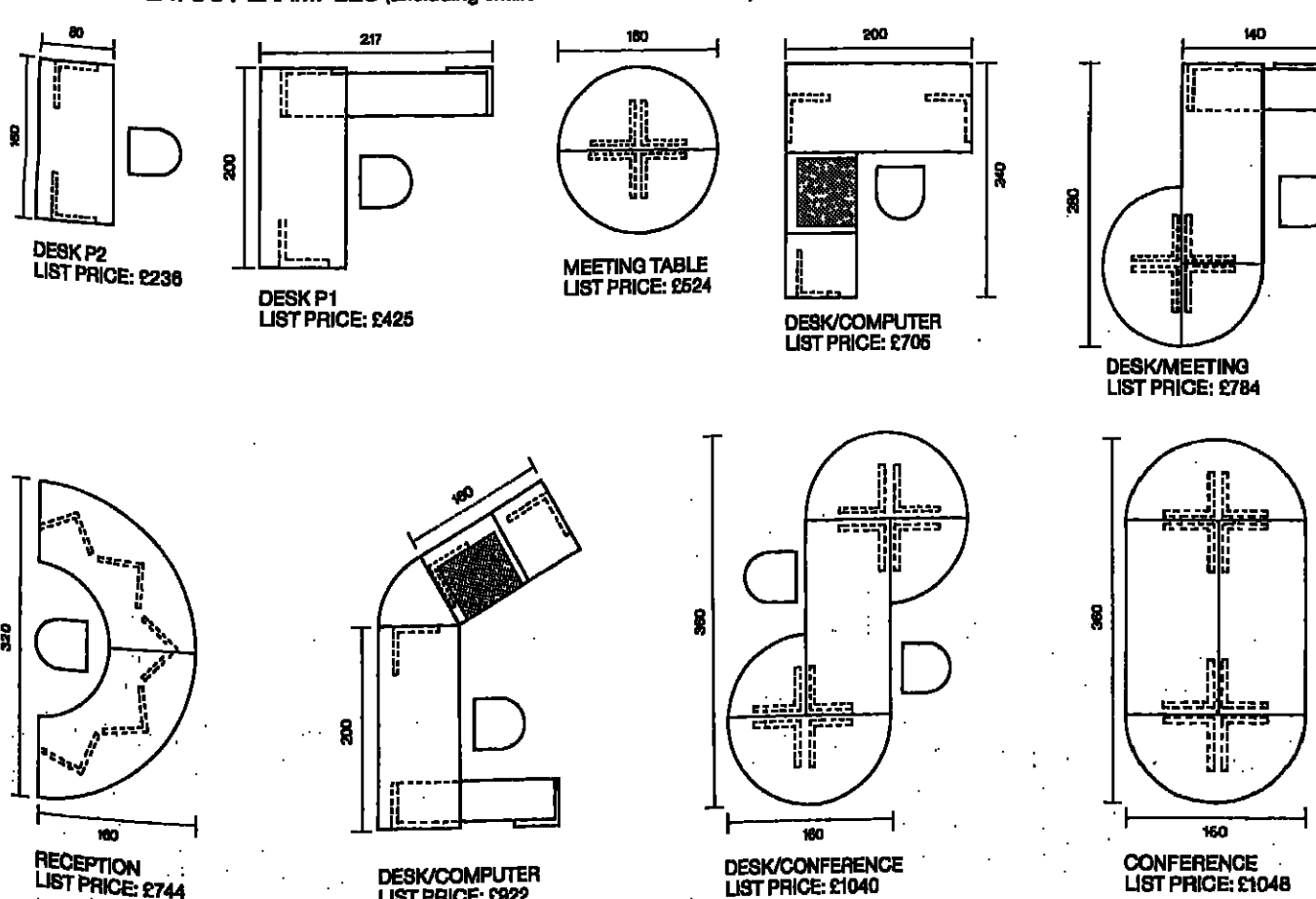


Magpie lands in London

Magpie the innovative furniture manufacturer has opened a new London showroom off Tottenham Court Road (above) to display its latest range of modular based furniture. The showroom itself is necessarily bare, with the centre of attraction being company's furniture, which will fit out the complete office from reception area to conference room. Magpie is at 5 Percy Street, London W1.



PRICE AND LAYOUT EXAMPLES (Excluding chairs and VAT. Laminate finish)



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it pays to be a conformist when it comes to pipe flashing.

Constructed from malleable aluminium and rubber, Deklite pipe flashings will conform to any sheet profile or roof pitch, but they have some very non-conformist advantages, as well.

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simple straightforward installation make Deklite flashings the perfect answer to all applications from soil vents and heating flues to TV aerials. Correctly fitted, they're maintenance free.

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Who pays for which contract delays?

THE High Court does not hear trials of actions during the long vacation from July 31 until October 1. So, while waiting for the stock of transcripts of judgments to build up again, I have taken the opportunity to deal with a common and often hotly-contested issue.

Contractor's "culpable" delay interrupted by non-culpable delays

ONE issue which frequently crops up in practice, but which has not directly been the subject of a court decision, concerns the extension of time clauses in JCT 63 (clause 23) and JCT 80 (clause

25) in a situation where the contractor has overrun the completion date, and is in what is sometimes called a period of "culpable" delay — and so is liable to pay liquidated damages. If during that period an event occurs of a non-culpable nature, which adds to the delay and which falls within the description of one of the events which entitle the contractor to an extension of time, are the extension of time clauses applicable?

The event could be a delaying event brought about by the act of the employer or someone for whom the employer is responsible, for example: late information or instructions from the architect to the contractor; the activities of other direct contractors employed by the employer; the issue of variation instructions. On the other hand, the delaying event may be neutral and not attributable to employer or contractor, for example: exceptionally adverse weather conditions, strikes and so on.

A typical situation
A typical situation in practice would be where the contractor

has reached the completion date, or an extended completion date, and has not yet achieved practical completion. He then runs into a period of "culpable" delay and is liable to pay liquidated damages. Before the employer can deduct or recover liquidated damages it is necessary for him to obtain from the architect a certificate of non-completion (clause 22 of JCT 63; clause 24.1 of JCT 80).

The architect issues the appropriate certificate so the employer can claim the damages. If the delay is of some length, it is probable that the architect will issue the certificate before practical completion, while there are sufficient funds in hand from which the employer can make the deductions. However, during this period an event occurs which is not the responsibility of the contractor, but which falls within the events listed in clause 23(a) to (i) of JCT 63 or the relevant events listed in clause 25.4 of JCT 80, for which, in proper circumstances, an extension of time to the contractual completion date could be made.

The issue
The question is, are these clauses

In the courts by Neil Jones



worded so as to provide for an extension of time when the delaying event occurs after the expiry of the contractual completion date and/or after the issue of the non-completion certificate?

If the answer is "no" and if the delaying event is one for which the employer is responsible, the effect will be that the contractual completion date, after which liquidated damages can be claimed, will cease to be binding upon the contractor and the employer will lose his entitlement to damages.

This is because of the well-established and fundamental principle of law expressed in a number of cases, that if the non-performance by one party of a contractual condition is due to the act of the other party, then that other party cannot benefit from it. For example, in the case of *Dodd v Churton* (1897) (a case in which the employer, by ordering extras, necessarily delayed the works), Lord Esher MR said:

"The principle is laid down... that, where one party to a contract is prevented from performing it by the act of the other, he is not liable in law for that default. Accordingly, a well-recognised rule has been established in cases of this kind, beginning with *Holme v Guppy*, to the effect that if a building owner has ordered extra work beyond that specified by the original contract, which has necessarily increased the time requisite for finishing the work, he is thereby disentitled to claim the penalties for non-completion provided for by the contract."

If the delay is of a neutral kind (bad weather, strikes etc) different considerations may apply. If the view is taken that, had the contractor not himself been in delay, the neutral event could not have caused delay, an architect may choose not to award an extension of time, even if he has the power to do so.

If the answer is "yes" and if the delay is one for which the employer is responsible, the architect has a mechanism by which an extension of time can be granted and the employer's claim to liquidated damages will remain intact, to the extent that the delay is not covered by an extension of time.

If the delay is a neutral one then, as suggested above, it will often be reasonable for the architect not to award an extension of time in any event. This is stated as a generalisation only, as there could be particular circumstances where an extension of time may be warranted. For example, take a delay caused by a statutory undertaker working in pursuance of his statutory obligations. He discovers that existing mains, to which a new service is to be connected, unexpectedly require replacement which causes delay and which would have caused a delay whenever that point in the works had been reached.

The arguments
This contention, put forward by contractors, deserves careful consideration. Even if rejected by the employer or his architect, it ought not to be regarded as frivolous. It appears to have an element of support from a number of well-known commentators. Duncan Wallace QC, in his 1979 supplement to the tenth edition of *Hudson's* says:

"One further matter not covered by the vast majority of extension of time clauses is whether they are intended to operate during a period of culpable delay in respect of matters which, but for the contractor being in delay and already liable to liquidated damages, would entitle the contractor to an extension... This by no means academic. Contractors seek to argue, for instance, that once in culpable delay no variation, for example, can be ordered without invalidating the liquidated damages clause, since no machinery exists to deal with the matter... No UK standard form as yet contains such provision."

Emden's *Building contracts and practice* (eighth edition) comments upon clause 25 of JCT 80:

"But clause 25 does not relate the delay occasioned by a relevant event to the completion of the works; the material factor is that completion of the works is likely to be delayed beyond the completion date. Plainly, when the completion date is already in the past the occurrence of a relevant event cannot be likely to delay completion of the works beyond that date."

If this is accepted as being correct, it will be appreciated that after the completion date has passed, a later date as the completion date cannot be fixed under clause 25.3.1; the only hope is that the matter can be reviewed under clause 25.3.3 when practical completion has been achieved. Such a situation does, of course, run contrary to the aim of clause 25 to give the contractor, at all times, a known completion date."

Vincent Powell-Smith and John Sims in their book, *Building contract claims*, say: "However, the wording introduced in 1963 was as follows: 'Upon it becoming reasonably apparent that the progress of the works is delayed, the contractor shall forthwith give written notice of the cause of the delay to the architect, and if, in the opinion of the architect, the completion of the works is likely to be, or has been delayed beyond the date for completion... then the architect shall grant a fair and reasonable extension of time.'"

This would suggest to us that if a delay occurs after the date for completion as currently fixed under the contract, the architect is under no obligation to grant an extension of time, and in all probability cannot do so if the cause of the delay is the 'fault' of the employer in law.

If this view is correct, architects must clearly exercise great care in issuing instructions after the date for completion currently fixed under the contract, as otherwise they may find that they can grant no extension of time to the contractor and may therefore find that they have invalidated the provisions relating to the enforceability of the contract completion date, thus depriving the employer of his right to liquidated damages... In our view, there is no difference between the position under the 1963 and 1980 editions of the JCT Contract as the wording is similar."

While Donald Keating QC in *Building contracts* (fourth edition) does not address this issue head on, the author discusses the related question of whether or

not more than one clause 22 certificate under JCT 63 can be issued. If it cannot, then any delay for which the employer is responsible occurring after it is issued, could invalidate it and lead to the loss of the employer's right to claim liquidated damages.

In his main text Keating suggests that more than one clause 22 certificate can be issued and that therefore could not be properly issued until after practical completion of the works; in his second supplement the conclusion seems to be, maybe. While this may smack of confusion of mind, the truth is no doubt that Keating's mind is still in a state of "active deliberation".

There are some cases which throw only a rather dim light into this murky area — *Amalgamated Building Contractors Limited v Waltham Holy Cross UDC* (1952) and two relatively recent Australian cases, *SMK Cabinets v Hill Modern Electric Properties* (1983) and *Commissioners of the State Savings Bank of Victoria v Costain Australia Limited* (1982). In the former Australian case, the contract included a liquidated damages clause but did not provide for extensions of time. It was claimed that the liquidated damages clause was unenforceable because there was prevention by the party seeking to rely upon it. Extra work had been ordered by the employer after the contractual date for completion and before final completion of the works.

The judge, Brookings J, said: "What little authority there is supports the view which I would adopt as a matter of principle, namely, that the ordering of variations after the due date, which must substantially delay completion will — unless the contract provides otherwise, and in the absence of an applicable extension of time clause — disable the (employer) from recovering or retaining liquidated damages which might otherwise have accrued after the giving of the order; the employer's rights in respect of amounts that have already accrued by way of liquidated damages not being affected."

In the latter case, the contract also contained an extension of time clause including delays caused by variations or architect's instructions. The judge, Gubbins J, concluded: "The weight of authority tends to support the view that an appropriate extension clause meets the problems of a builder directed to do extra work while damages for late completion are running against him. Nor does the weight of these authorities bear out the view that a builder can bring himself within the prevention principle, where there is an extension of time clause in the contract capable of applying to the events said to prevent performance."

It has to be said, however, that in this case the extension of time clause expressly provided that: "from time to time, and at any time after the occurrence of any delays in the progress of the works from any cause referred to... the architect shall make a fair and reasonable extension". This wording is wider than that contained in either clause 23 of JCT 63 or clause 25 of JCT 80.

JCT 63
Among the points in support of the contractors' argument are the following:
● By clause 23, the architect makes an extension of time for completion where, in his opinion, "the completion of the works is likely to be, or has been delayed, beyond the date for completion... or beyond any extended time previously fixed

The contractor's argument here is that the words suggest the delaying event must actually cause the works to be delayed beyond the date for completion. If that date has already passed, when the delay occurs, then the delay cannot itself cause the works to be delayed beyond completion date. Of course, it can cause practical completion to be delayed further beyond the contractual date for completion.

● Clause 22 does not make it clear whether the architect can issue more than one certificate of non-completion. If the architect was meant to have the power to cancel and replace or revise a clause 22 certificate, one might have expected to see reference included for the repayment of liquidated damages, which would become due as a result of such a revision.

● It appears to be generally accepted that if a liquidated damages provision, or the extension of time provision to which it is related, is ambiguous, this ambiguity is to be resolved in favour of the contractor. The clause is construed *contra proferentem* the employer, presumably on the basis that the liquidated damages clause is treated as beneficial to employers and detrimental to contractors. (See *Peak Construction (Liverpool) Limited v McKinney Foundations Limited* (1970).)

● Limited judicial support exists for the contractors' contention in observations made by Denning in the case of *Amalgamated Building Contractors Limited v Waltham Holy Cross Urban District Council* (1952). Denning was dealing with the argument that the architect, by virtue of the extension of time clause in the 1939 RIBA Contract, was required to issue extensions of time before practical completion of the works and could not do so after.

In rejecting this argument he gave an illustration of the contractor not being able to obtain labour and materials which affected daily progress and therefore caused some delay, perhaps each and every day, right up until practical completion. In this case the architect clearly had to have the power to award the extension of time retrospectively after that date. However, Denning made a further observation:

"I would also observe that on principle there is a distinction between cases where the cause of delay is due to some act or default of the building owner — such as not giving possession of the site in due time, or ordering extras, or something of that kind. When such things happen the contract time may well cease to bind the contractors, because the building owner cannot insist on a condition if it is his own fault that the condition has not been fulfilled."

With respect, this statement, which is unexceptional in its proper context, begs the very question of whether or not the extension of time machinery is adequate to provide for an extension, where such delays occur during a period of "culpable" delay.

This was not the issue before the court in the *Amalgamated Building Contractors* case and it is therefore unlikely, that the point was argued. So, if Denning's words carry an assumption that the extension of time machinery in the 1939 RIBA contract, does not apply to delays which are the responsibility of the employer occurring during a period of contractor's "culpable" delay — which might not necessarily be so — this assumption should not be given too much weight, bearing in mind the circumstances in which it was made.

Among the points against the contractors' contention are the

following:

● The interpretation of the wording in clause 23 (paragraph (a)) referred to above, namely, that the architect's "opinion goes to whether 'the completion of the works is likely to be, or has been, delayed beyond the date for completion' by one of the listed events, is not an interpretation which can be supported with any confidence.

First, it is reasonable to say that the listed event, even if occurring for the first time after the contractual date for completion, nevertheless operates as a cause of the works being delayed beyond that date. Secondly, if a comparison is made between the 1939 and 1963 forms, it is probable that the insertion of the reference to the "date for completion" in the later form, was done to ensure that no extension of time would be given where it was not reasonably necessary.

● The contractors' contention runs against the reasonable and literal construction of a number of the other contractual provisions in the contract. The most striking example is the architect's power to issue instructions requiring a variation. Clearly,

by clause 11, 15 and other provisions, this power must exist at least until the time of practical completion of the works. In other words, the architect clearly has power under the contract to vary the works during a period of a contractor's "culpable" delay. If he has this power, it must be highly improbable that a court would hold that the very event listed in the extension of time clause to deal with such action on the part of the architect, does not apply simply because the contractual completion date has gone by.

● To accept the contractors' argument would be to thwart the ordinary and obvious commercial purpose behind these contractual provisions: if the contractor is late in completing he should pay liquidated damages, but if the delay has been caused by one of the listed events, an extension of time should be given.

To accept the contractors' argument would be to produce absurd results in extreme situations. For example, the contractor could be 50 weeks into a period of "culpable" delay, following which one of the listed

events for which the employer is responsible occurs — perhaps a variation instruction issued by the architect — which causes a further one week delay. If the result is that the contractor's obligation to complete by a fixed date ceases to be binding and/or the clause 22 certificate becomes invalid, the employer loses his entitlement to the whole 50 week's liquidated damages (though no doubt he can still claim unliquidated damages to the extent that he can prove his loss in accordance with general common law principles).

This cannot be the intention behind these provisions. The result is even more absurd in that the more the contractor is in delay, the greater the chance that some delay which is the responsibility of the employer will occur, thus relieving the contractor of his obligation to pay any liquidated damages. It is a technical argument likely to attract little sympathy from a court on the factual merits.

JCT 80

The wording in clause 25 differs in some respects from clause 23 of JCT 63. In support of the contractor's argument is, first,

the reference to the relevant event leading to a situation in which: "the completion of the works is likely to be delayed thereby beyond the completion date" (clause 25.3.1.2).

In this respect the effective wording is similar to JCT 63. Secondly, this wording can be coupled with the last paragraph of clause 25.3.1 which requires the architect, provided he has sufficient notice, particulars and estimates from the contractor, to fix a new completion date within 12 weeks and, in any event, by "not later than the completion date".

If the clause contained no review procedure the combination of these two elements in the clause would lend a fair degree of support to the argument that an extension of time could not be given because of delays caused after an existing contractual completion date had expired. However, there is a review clause in 25.3.3 which expressly permits the architect to revise the completion date "not later than 12 weeks from the date of practical completion", whether by reviewing a previous decision or otherwise.

continued page 18

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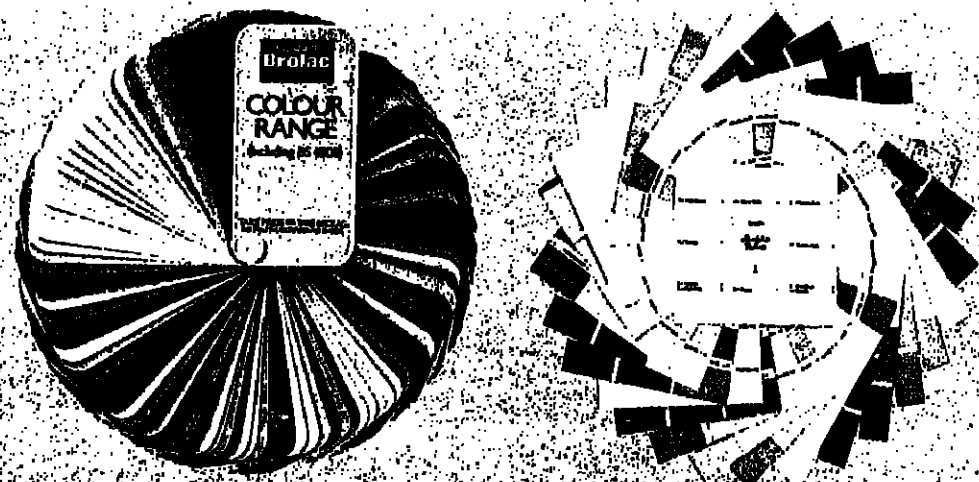
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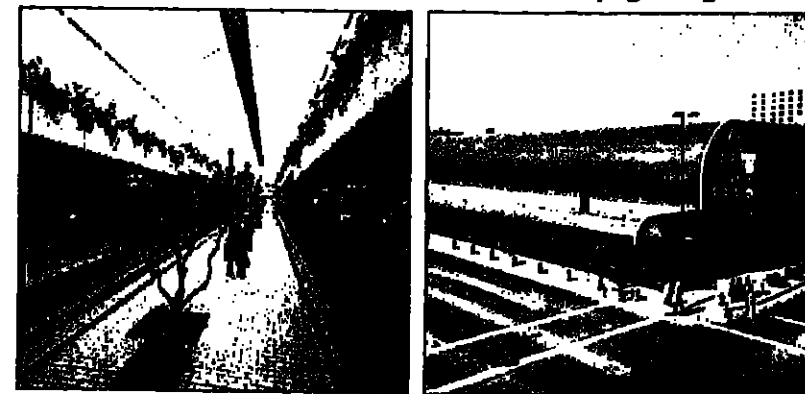
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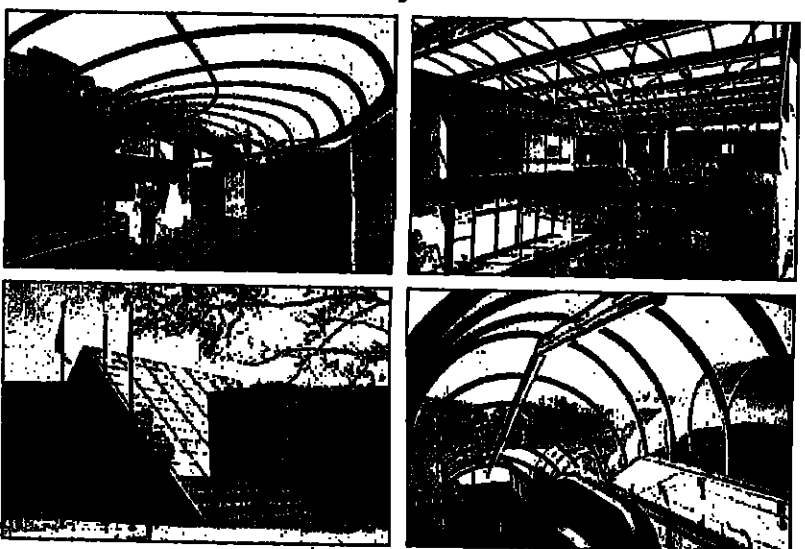
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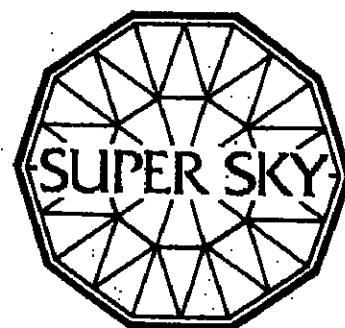


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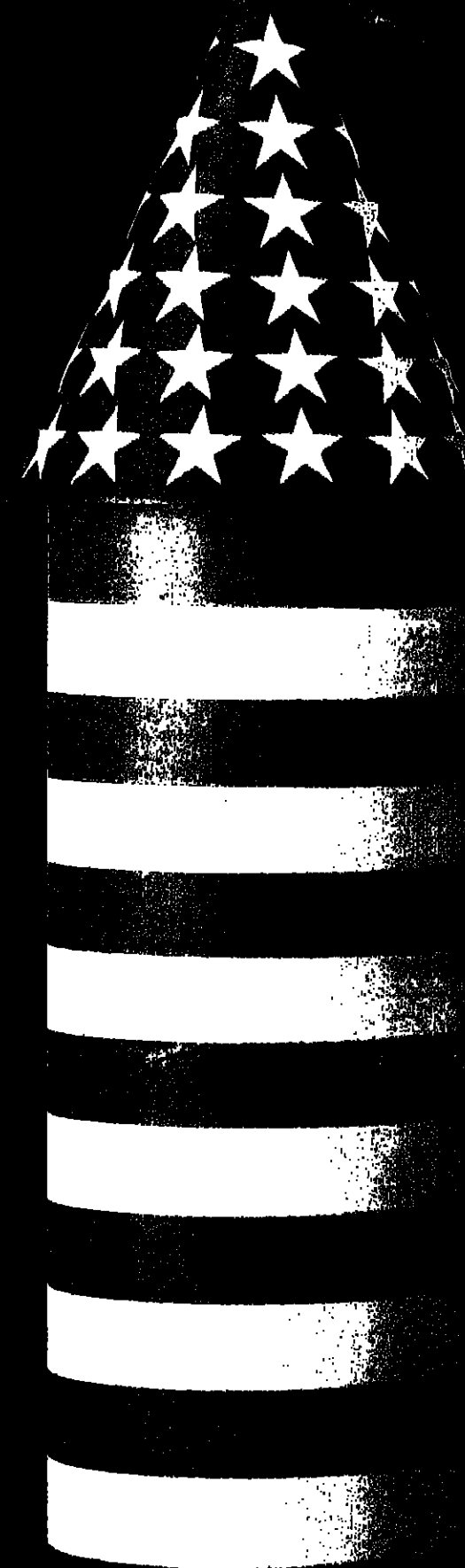
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Legal

from page 16

If employers are to regard this review as adequately countering the wording referred to in clause 25.3.1, they must still overcome certain difficulties. The structure of clause 25, in particular the timetable it sets out, is designed to keep the making of time extensions as up-to-date as reasonably possible, so that the contractor has a future completion date which he can aim at and against which he can accordingly gear his resources.

This being so it is odd, to say the least, to find first, that the machinery for extending time during the progress of the works appears to stop at the contractual completion date (clause 25.3.1). This means any delays after that date cannot be the subject of a time extension until the review clause operates.

Secondly, the review clause appears to operate only between practical completion and 12 weeks after, leaving a gap between the contractual completion date and practical completion during which the architect has no power to make extensions of time. In other words, delays occurring during this period could only be the subject of an extension upon the review provisions being employed. This would lead to extensions of time having to wait many weeks or even months after all the details of the delay are notified to the architect. There is surely no good reason for this.

Against the contractors' argument are many of the points referred to in relation to JCT 63. In addition, unlike clause 22 of JCT 63, clause 24.2.2 of JCT 80 expressly states that, following the operation of the review

provisions, the employer must repay to the contractor any liquidated damages paid for the period for which any further extension of time has been given. There can clearly therefore be a revised or replacement clause 24.1 certificate issued. But in tying repayment expressly to the operation of the review provisions, clause 24.2.2 supports the view that there could be an intended absence of suitable machinery for the architect to make an extension of time, during the period between the expiry of the completion date and practical completion.

Neutral delays

It has been mentioned that it will often be reasonable for the architect to approach neutral delays occurring during a period of "culpable" delay on the basis that had the contractor not been in delay, the neutral event would not have occurred, though this will not always be the case.

The applicability or inapplicability of the extension of time machinery during the period of "culpable" delay does not distinguish between events which are the responsibility of the employer and neutral events. Presumably, the contractor cannot argue differently in relation to neutral delays.

If the contractor contends that, on the wording of clause 23 of JCT 63 or clause 25 of JCT 80, non-culpable delays occurring during a period of "culpable" delay cannot be the subject of an extension of time—to the extent that the delay is one of the neutral delays listed—the contractor will have to take the commercial risk and pay liquidated damages during any such delay. This is because neither the



Construction delays cannot always be attributed to the employer—sometimes they are caused by neutral delays, such as bad weather.

employer, nor anyone for whom he is responsible, is delaying the contractor from completing work.

But if the employers' contention is that the express wording of these clauses permits an extension of time for delays occurring because of one of the listed events, during a period of "culpable" delay, then, in appropriate circumstances, the contractor will get an extension of time even in relation to neutral events.

Gross or net extension

If the employers' contention is correct, then it must be considered whether the extension of time should be for the net additional delay caused by the listed event, or for the whole of the period from the expiry of the previous contractual completion date until the delay attributable to the listed event has spent itself.

Clearly, the sensible approach, and the one which would accord with the overall intention and commercial pur-

pose of these contracts, is for the net delay only to be the subject of an extension of time. However, contrary to their main point being that until the delay has spent itself they cannot be in breach of contract in failing to complete, so that any claim to liquidated damages levied against a period before that date must be invalid.

A further element of what is really the same argument is the contention that if the architect, in adopting the net extension approach, issues a revised clause 22 JCT 63 or clause 24 JCT 80 certificate of non-completion, he would be certifying that, as at the newly extended completion date, the contractor ought to have (JCT 63), or has (JCT 80), failed to complete the works and is thereby in "culpable" delay. This is the case even though the architect knows that there is a delay (for which he has given a net extension of time) which does not in fact occur until some time after that extended completion date and that, accordingly, his certificate cannot be

valid when he is in possession of such knowledge.

There is some oblique and obiter judicial support for this gross extension approach in Lord Justice Parker's judgment of *Fairclough Building Ltd v Rhuddlan Borough Council* (1985). He was addressing the situation where, some time shortly before the current contractual completion date for the main contract was reached, it was necessary to renominate a subcontractor; the result being that the subcontractor completed the subcontract works some time after the current contractual completion date. The main contractor would be unable to achieve practical completion until at least that date through no fault of his own. Parker was considering if an extension of time could be granted, for what period should it apply?

In the present case the date fixed for completion was May 10, 1978. The contractor was therefore, as at February 24, under a contractual obligation to complete all the contract work by that date and on the architect certifying that all the contract work ought reasonably to have been complete by that date, to pay liquidated damages thereafter. On February 24 the contractor was then required to enter into a subcontract for the doing of work which, it is accepted, could not possibly be done until September 1. It may well be that the doing of such work would not delay actual completion of all outstanding work, but if the contractor is required on February 24 to do work which cannot be done until September, it appears to us at least arguable that he could not be in breach of contract by reason of failure to do that part of the work until September, and thus he is entitled, if he does not exercise his right to prevent nomination, to an extension to that date.

This approach not only supports the gross extension of time argument, but also backs up the view that the contractor is entitled to an extension of time, even where he would in any event have himself delayed completion to the actual date of practical completion—where the listed event causes delay concurrently with "culpable" delay.

Some points arising

● The problem of coexisting or concurrent delays has often caused difficulty for architects. It can arise both before and after the contractual completion date has been reached.

There is delay on the part of the contractor which will prevent the contractor from completing on time.

Should the architect grant an extension of time because of the delay which arises from the listed event or should the architect adopt the view that the contractor is himself in delay, so the listed event has not caused completion to be postponed by any longer than it would have been in any event?

It is tentatively submitted that whether the listed event is one for which the employer is responsible or is neutral, the

contractor should be given the benefit of the doubt. An extension of time should be awarded to him on the basis that the liquidated damages and extension of time clauses are primarily inserted for the benefit of the employer and should be construed against him.

● It is sometimes argued by contractors that if the architect makes an extension of time, which the contractor regards as unreasonable and which perhaps demonstrates that the architect has not had due regard to what is a fair and reasonable extension, this will render any certificate of non-completion invalid and invalidate the employer's claim to liquidated damages.

Clearly, this cannot be so, unless the architect has acted in bad faith with no intention of operating the contractual machinery. If he has acted in good faith, but has simply got it wrong, there is an arbitration clause. An arbitrator can be appointed to correct the architect's error and revise the certificate of non-completion as appropriate, with the employer's claim to liquidated damages operating from the revised date.

An admitted difficulty arises under JCT 80 where the architect has failed to abide by the timetable for the making of extensions of time, either during the course of the contract, or during the 12-week review period following practical completion. If the architect wilfully disregards the timetable and has no intention of following it then, it is suggested the employer could lose his entitlement to liquidated damages as a result. The position may be the same even where the architect has done his best but failed to meet the timetable, particularly where the contractor has then been prejudiced in not having a completion date to work to and against which to set his resources.

Conclusion

The overriding commercial spirit and purpose of the contracts supports the view that the architect may make extensions of time on the part of the contractor, due to non-culpable delays occurring during what is otherwise, a period of "culpable" delay, and that such an extension should be net and not gross.

The issues raised in this article are argued with sufficient frequency and force that it would be appropriate for the Joint Contracts Tribunal to put the matter to rest so far as the future is concerned, by an appropriate revision to JCT 80.

The JCT Intermediate Form of Building Contract 1984 expressly deals with the granting of an extension of time in these circumstances, so far as delays attributable to the employer are concerned (clause 2.3). Although it not expressly states whether the extension should be net or gross, the wording—"the length of the delay, if any, to the works resulting from that event"—seems to suggest that the net extension is more likely to be the correct approach.

Neil Jones is a solicitor with Neil Jones & Co, Birmingham.

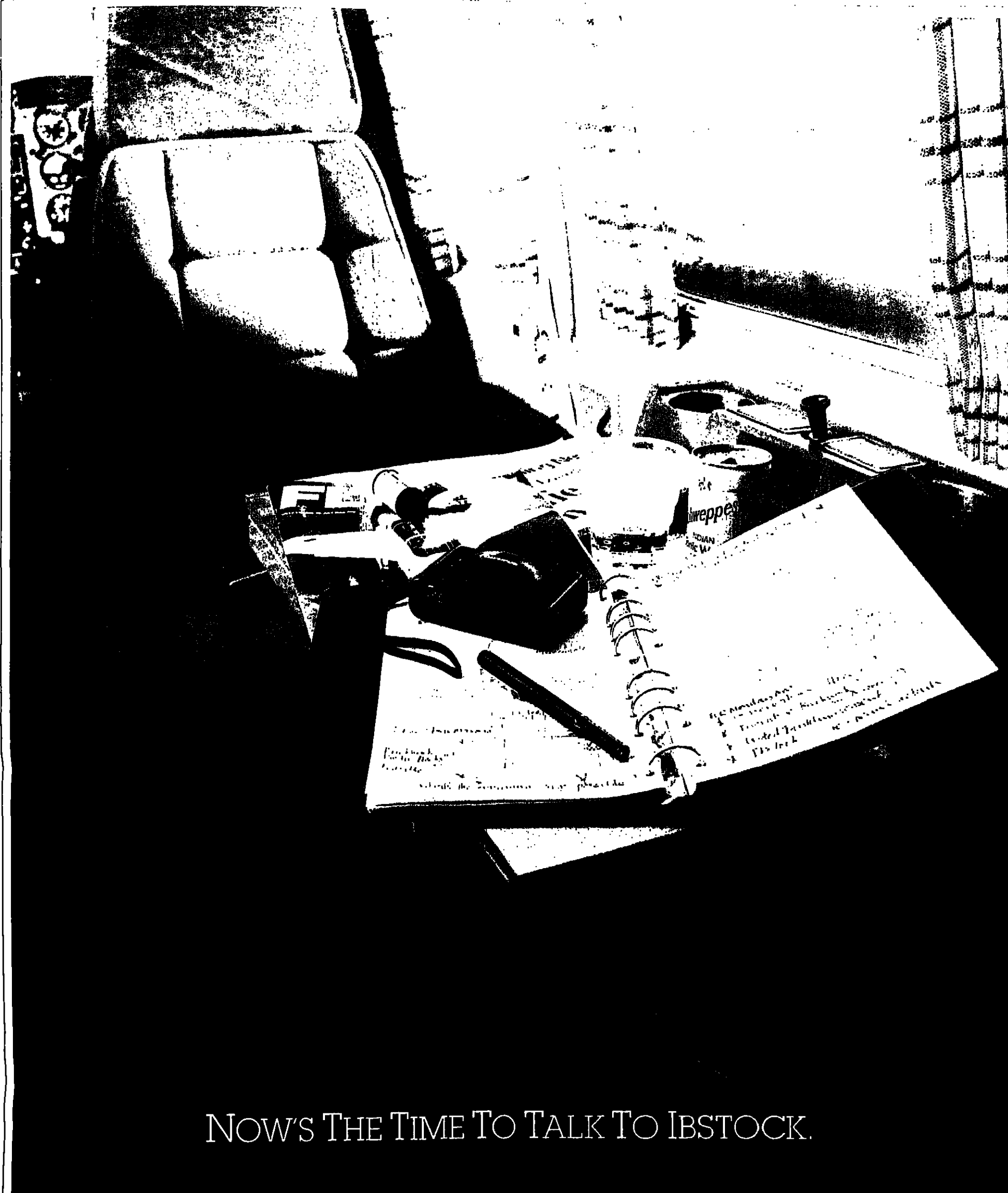


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BEN Johnson is now Britain's best-known painter of architectural subjects — the equivalent, in today's terms, of artists such as Canaletto and Pannini.

But it is important to note that Johnson does not confine himself to purely architectural subjects. He has painted modern consumer products, and has also portrayed small industrial items such as bolts and screws. These non-architectural paintings are an inseparable part of his total oeuvre.

The range of reference in his work is even wider than the brief list given above suggests, and it is therefore extremely interesting to explore the way in which Johnson's art has developed. He has been able to absorb a whole series of apparently contradictory ideas and influences, and to come up with a personal and immediately recognisable style. For example, it is surprising to discover that his earliest work, which dates from the late 1960s, is heavily indebted to the German artists of the Weimar period.

As a student he was fascinated first by Georg Grosz and then by

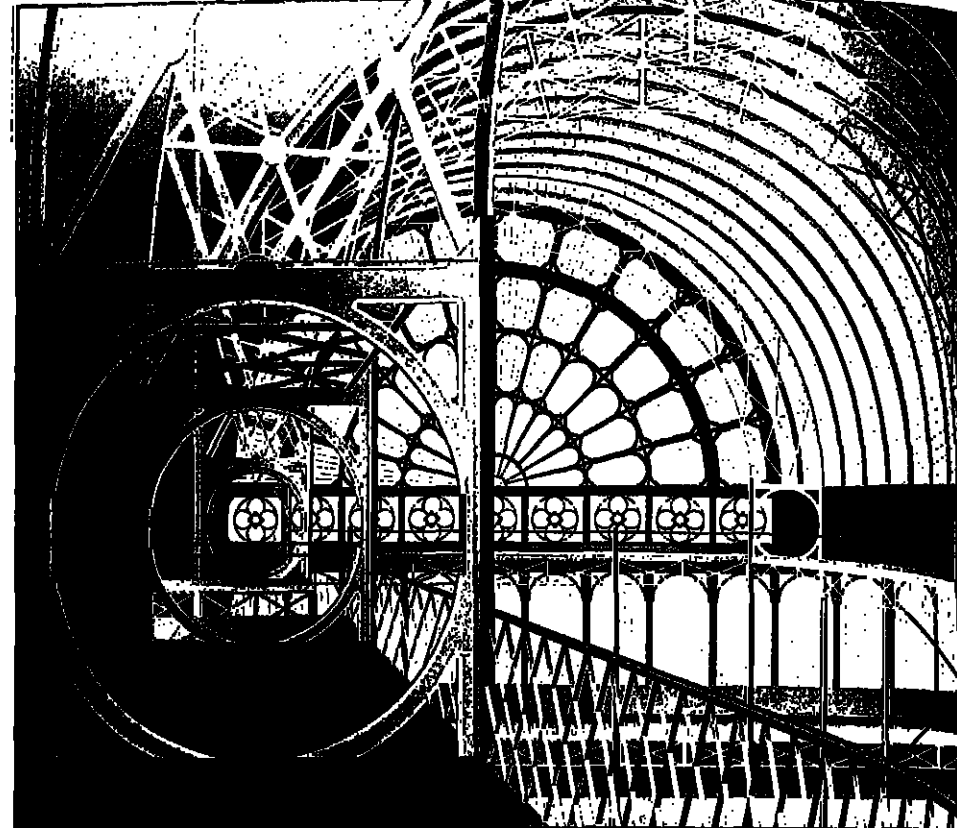
MATCH MAKER

Edward Lucie-Smith on Ben Johnson's paintings at Fischer Fine Art, King Street, London SW1 until December 22.

Max Beckmann. Like them, his subjects were human figures, and the mood in which he portrayed them was savage and violent. He says that, even today, people often sense a current of unease of his work, and that he believes that a current of violence has been there from the very beginning, as these early works prove.

A turning point came with two dream-like paintings which represent fragmented interiors — the first statement of the architectural theme in Johnson's work.

In each of these paintings there is a grotesque head — a link with what has gone before. Johnson now refers to these images as being a last symptom of "literariness". One can be read as an allusion to TS Eliot. The two paintings took a long time to do, and Johnson now thinks of them as failures: "I was looking for a way out. It had started to occur to me that there was a certain element of play-acting in the earlier work. I was putting violent emotions into a historical situation which



"Crystal Palace", reconstruction (photography by Prudence Cumming Associates).

wasn't in fact mine."

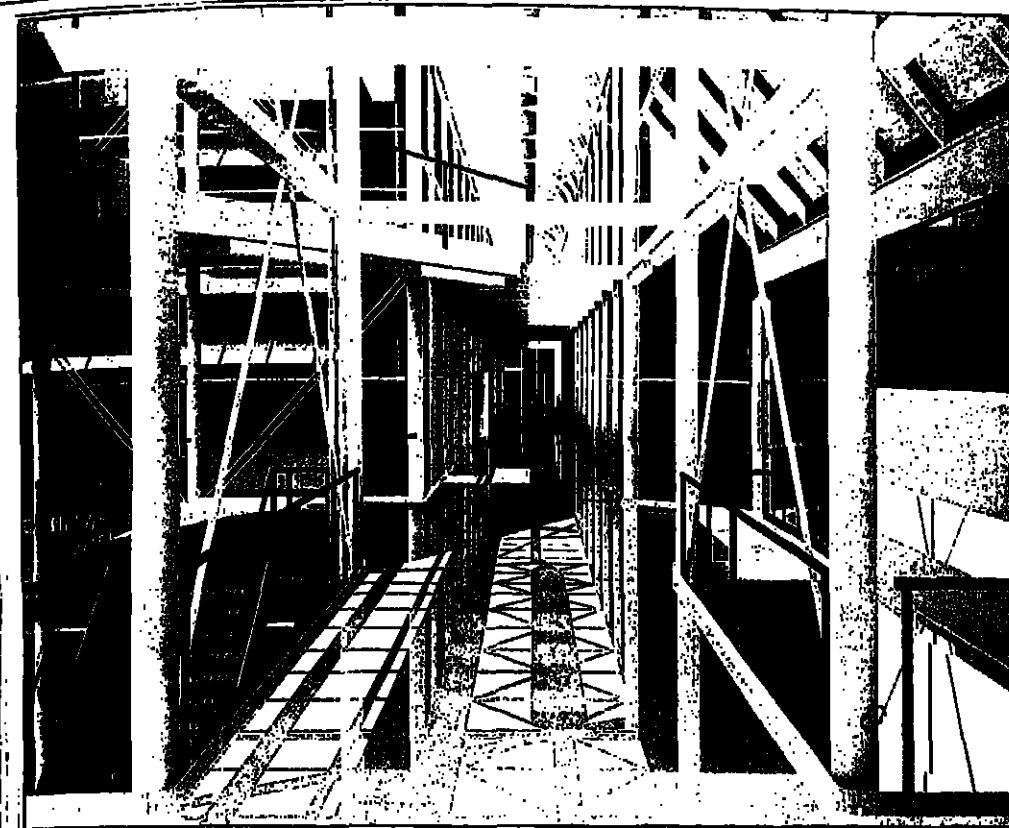
Johnson had now begun to take an interest in the work of Fernand Leger, the greatest mechanistic painter of the earlier years of this century. He also looked at the Russian Constructivists, and at what was done at the Bauhaus. One of the greatest Bauhaus figures provided his subject-matter for a painting done in 1972 — "Mies van der Rohe Building with Barcelona Chair". This is at one and the same time a recognisable Johnson and his nearest approach to the flat, matter-of-fact portrayals of contemporary interiors associated with the pop artist Patrick Caulfield. One of the ways in which it differs most conspicuously from Caulfield's work is in the fascination it shows with the play of reflections in modern glass-and-steel structures.

An intensive exploration of this theme in the course of the next two years led to a much more oblique and subtle approach to the kind of visual material contemporary buildings provided. The elaborately titled "James Stirling Cambridge Building and Richard

Einzig's Iris Flare", painted in 1974, finds complex and unexpected abstract pattern in the structure of Stirling's history faculty building for Cambridge University.

The paintings Johnson produced in the mid 70s show a continuing concern with details and unexpected viewpoints. One group of works stands a little apart — it consists of canvases showing immensely enlarged nuts and bolts and washers, casually heaped up. These seem to be intended as a tribute to Leger's purist approach to standard industrial forms.

Other paintings, such as "Main and Expansion to Boiler House Flue — Leicester University 1973", are deliberate rejections of all fine art overtones, even those Leger might have introduced. But others still, such as a painting of the interior of "Queen's House Greenwich", reverse this attitude. They not only acknowledge that the painter who paints architecture is an artist using what is already art, but they try to make sense of one set of stylistic conventions in terms of another — Palladian



"Glazed arcade revisited", Arup Associates' IBM Phase 4, near Portsmouth.

architecture as raw material for Modernist paintings. The comparison which comes to mind is with the work of the greatest Dutch architectural painter of the 17th century, Pieter Saenredam, who made near abstract renderings of enormous late Gothic churches, stripped by the Calvinists of their original ornament, just as the Queen's House is now stripped of the pomp of Henrietta Maria's court.

The end of the 70s were a time when Johnson reconsidered his attitudes towards the past. A series of paintings of doorways and windows — in Spain, in Perigord and in Savannah, Georgia — examined textures, shadows and accidental markings with new intensity, trying to link them to the basic formal structures of architecture. There was one painting in Johnson's 1981 exhibition at Fischer Fine Art which must have surprised many of his growing band of admirers. Called simply "Spanish Wall", it was an almost *troupe l'œil* study of posters nearly obliterated by age and weather. This picture, which still seems somewhat isolated in

Johnson's oeuvre, was the result of a long period of study. Just before it was painted, the artist had spent much time in creating an exquisite series of miniature collages, never so far exhibited. They relate to another admiration of his — the art of the German Dadaist, Kurt Schwitters. These purely abstract studies of colour and texture were a necessary return to first principles, and it is only after seeing them that one realises how recent work gained a new intensity of focus.

This is not the only thing gained. In the 1980s, Johnson's art has shown a huge expansion of ambition as well as a great increase in confidence. He is now willing to handle much more complex subject matter. A recent painting based on the magnificent new IBM building at Portsmouth North Harbour makes skilful use of traditional perspective systems, and leads the eye deliberately into depth, in a way most unusual in modern art. Another new painting is based on the structure of Joseph Paxton's "Crystal Palace", painstakingly reconstructed with the aid of contemporary



"Market arcade", detail.

plans and documents. Johnson suggests the excitement of these structures with a virtuoso interplay of mass and transparency.

One reason why major industrial and business patrons have often been reluctant to commission work from contemporary artists — even artists whose work they genuinely admire in a private capacity — has been that they cannot see its relevance to the kind of world which they themselves inhabit. The relationship between modern architecture and a rapidly developing industrial technology has created a division between architects and their patrons. One sometimes hears talk of the hostility of leading modern architects to contemporary artworks, which (it is said) they are reluctant to see placed in their buildings.

Though Johnson's work is obviously rooted in the main Modernist tradition, as the brief account I have given of his development shows, it is also clear that he is attuned to the kind of excitement buildings generate in those who commission, design and build them. His paintings record specific aspects of individual structures, but they are also to be read as a

statement made about architecture in a purely general sense. One of the things which made him want to paint a picture celebrating Paxton's Crystal Palace is the excitement he feels when he contemplates the world of the great Victorian engineers.

His own work seems to me to show the same marriage between mathematical purity on the one hand, and pragmatism on the other. Plans and diagrams of the Crystal Palace show that many details of the structure changed as it was built. In a sense, this provides a mirror image of the way in which Johnson now seems to work. His increasingly elaborate paintings are meticulously preplanned, and take many months to complete. But at every stage there is still room for spontaneous decisions. In particular, the appearance of the finished painting is dependent on the feeling for minute variations in colour and texture which Johnson built up in the late 70s during his bout with collage. It is the refinement of the final surface which brings the underlying structure to light, and which makes Johnson an architectural painter in the great tradition.

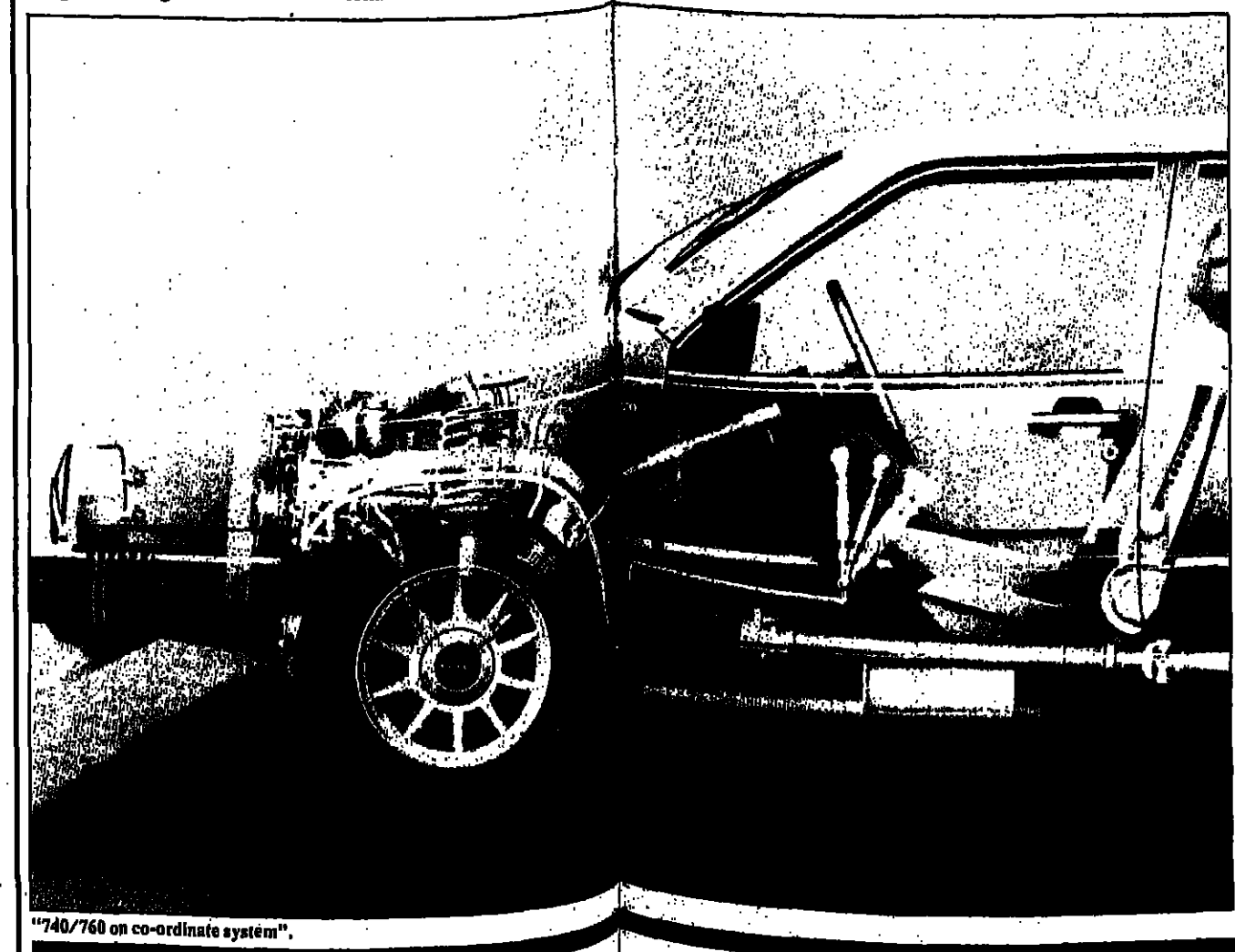
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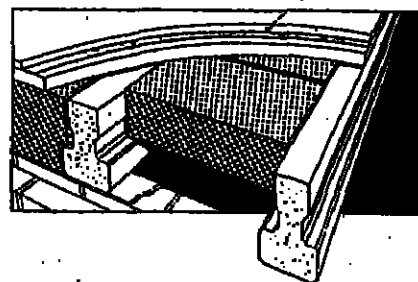


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CONNECTING PARTS

Douglas Stephen's practice has an enviable reputation for producing thoughtful, well put-together buildings. James Luce looks at three recent completions.

THE coincident completion of a group of buildings designed by a small team of architects offers valuable insights into the concerns of a practice.

Three projects designed by Douglas Stephen & Partners and built during the last two years cover a range of building types from high-rise residential to a group of practicesurgery and a retail development in the Suffolk town of Newmarket. They are all urban buildings and the designer's response to each of the particular settings has clearly influenced the forms of the three projects.

Opened almost a year ago, Crown Walk in Newmarket was the first to be completed. The setting is a backland site wedged between the frontage of existing shops on the High Street and the town's main car park. It offered the opportunity to rebuild an edge to the town and also connect the two parts. The scheme builds on an existing system of pedestrian alleys which, with the construction of the car park, have become significant lateral routes into the town.

In responding to the changing brief for retail accommodation — which now frequently specifies large open areas in contrast to the smaller cellular shops of the past — this scheme has been designed to provide for three or four large retail units. These are catered for in two buildings

which are planned either side of a pedestrian route covered by a modest glazed roof.

The route is orientated to provide not only a direct link between the car park and High Street via Crown Yard, but also to generate development on an adjacent backland site. Here the designers have suggested how the development of this site, with a further retail unit housed in a turret block, can not only help to bring this part of the town into use and repair the urban fabric but also provide a visual focus for the scheme.

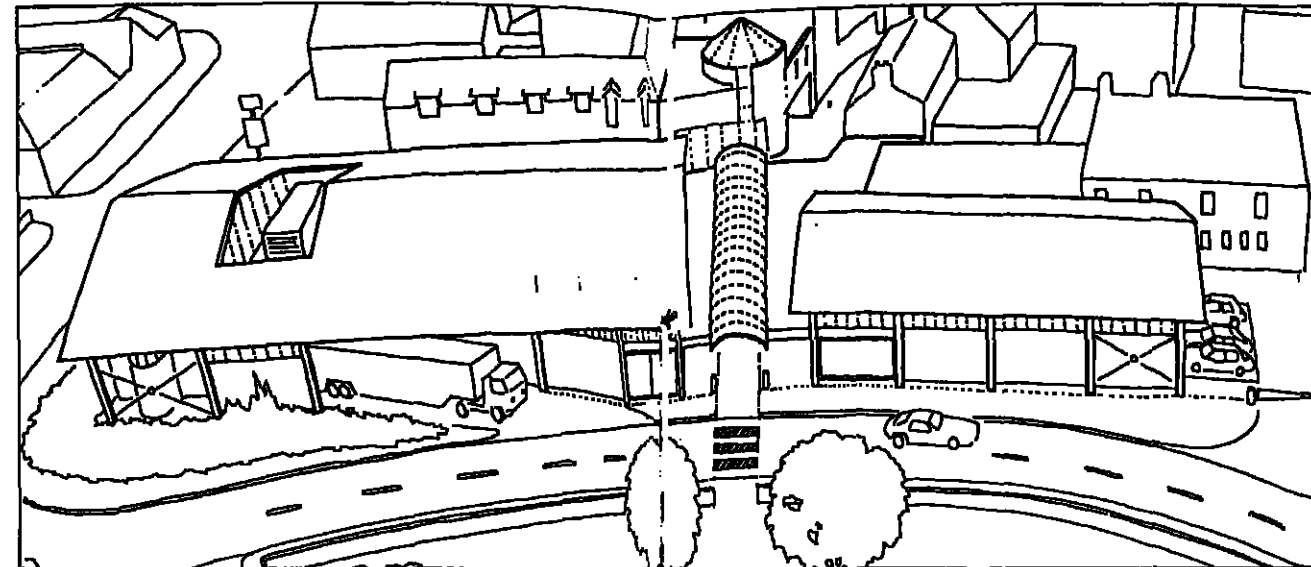
The requirement for a few large internal spaces has led the designers to a scheme formed from two large barns angled on either side to the arcade axis. Simple steel-framed structures clearly delineate that barn-like form; each is freestanding with the blue-painted frame kept clear of the more fluid beige brick skin.

To emphasise the separation of frame from enclosing wall, the brick wall is separated from the roof by continuous high-level glazing. But this attempt to achieve an architectural clarity has been marred by the insertion of a suspended ceiling in the fitting out.

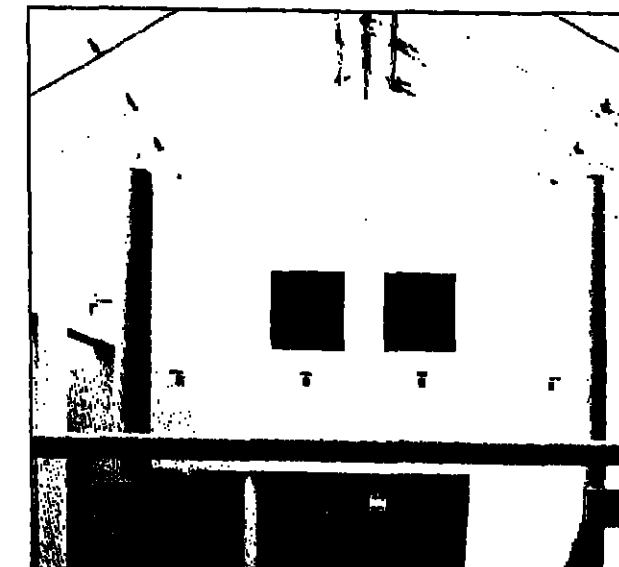
The resolution of the site geometry generated by road engineers' curves and the orthogonal grid of the structure is reasonably successful though there are the inevitable fringes of litter-strewn grass. A little tree-planting would help to reinforce



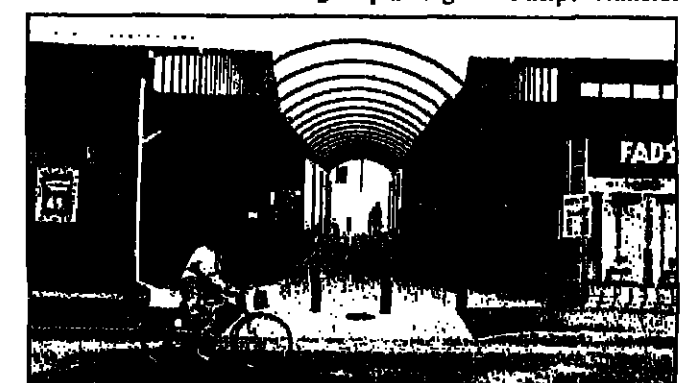
Crown Walk: north corner staircase and structure.



Crown Walk: disposition of the major components.



North Hill: inside the atrium.



Crown Walk: glazed arcade route.



North Hill: surgery elevation.



North Hill: looking out through glazed front gable.

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the urban edge. The arcade route through the scheme creates a definite bonus yet one that seems surprisingly understated architecturally. As the blocks themselves tend to be closed forms — even banal when seen complete with contents — the route might be seen as a major architectural element.

The pivotal building proposed for the adjacent site remains only an idea, yet one which, if built, would clearly change the scheme significantly. With the recent tabling of proposals for Canary Wharf and Krier's plans for Spitalfields, the importance of completeness in a scheme is again brought into the forefront of architectural discussion. Currently at Newmarket it is a significant shortcoming.

In contrast the second project — a small surgery for a group practice on North Hill in Highgate — is focused and complete.

Designing for a long and narrow site with restricted street frontage, the architects organised an assortment of private consulting rooms and offices on two levels around a central skylight court. As is appropriate for this small but public building, the entrance and circulation system in the building are simple and clearly defined by the architecture.

The clear organisation of the building has been underlined in the detailed design. The choice of materials, finishes and construction detailing exploit a thoughtfully limited range. Externally, this is simple brick and glass building.

The formal ordering of the plan is revealed in the facade to suggest a building within the building. This device is extended externally to create a threshold within the site boundary and built-in benches and walls suggest a second one actually on the street.

Inside, materials are clean

and simple. The pristine generosity of the glazed courtyard, which is used as a public waiting area, is a pleasant and appropriately calming surprise.

The newest project is also the largest and most complex. The brief was to design a residential building attached to an existing mansion block on a busy road in Drayton Gardens, South Kensington. Although the building was to be clearly a part of the street frontage it could also be seen as a new end to the existing six-storey block which looked out above a neighbouring two-storey car showroom.

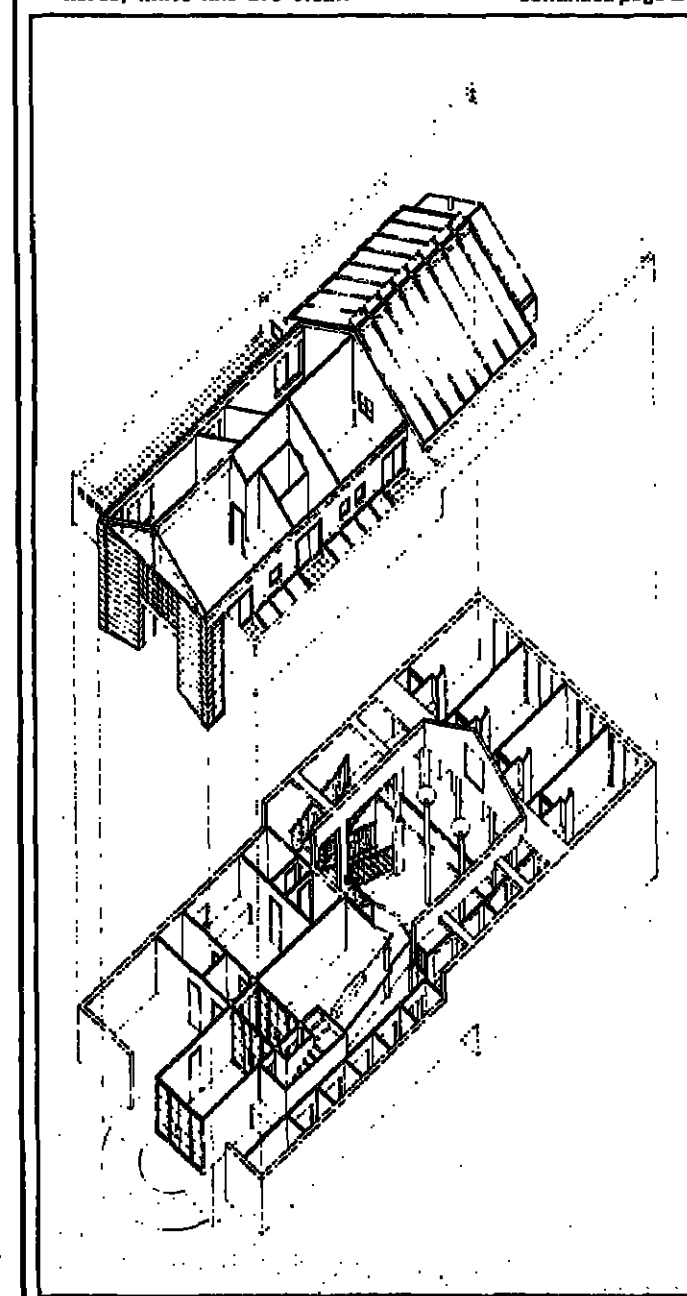
Within an envelope defined by street lines, existing buildings and statutory setbacks, the architects have designed an eight-storey block with a single residential unit on each floor.

The designers have attempted to devise a language from the rich architectural setting of Victorian and Edwardian mansions, complete with balconies, canopies, porches and intricate roofscapes, and combine it with a desire to provide generous flats with a feeling of spaciousness and grace equivalent to their older neighbours.

Vertical circulation is planned at one end of the building and each floor is organised around a long central, naturally lit hall. This hall, orientated parallel to the street and planned in the middle of the block with views out at the opposite end of the building, gives access to living rooms which overlook the street or to bedrooms at the rear. The living rooms open onto wide and glazed balconies.

The new building has a clearly articulated base and middle, with a double-height unit forming a distinct attic storey. However, it is not a limp copy of its neighbours. The careful use of a compatible red brick with base and string courses defined in buff facings and a recessed penthouse finished in white

continued page 24



North Hill: exploded axonometric showing atrium court.

Colorcoat HP 200 is a high performance plastic-coated steel for cladding. It is a product of BSC Strip Mill Products, a division of the British Steel Corporation. The product is designed to provide a long-lasting, weather-resistant finish to steel structures. It is available in a range of colors and finishes, and is suitable for use in a variety of environments. The product is engineered to provide a long-lasting, weather-resistant finish to steel structures. It is available in a range of colors and finishes, and is suitable for use in a variety of environments.

Working closely with BSC Paints Industrial Division and Norsk Hydro, BSC has developed a range of plastic-coated steel products. Colorcoat HP 200 is the high performance plastic-coated steel.

Colour-engineered for life Colour engineering gives HP 200 outstanding design performance. Because the colour is more than just cosmetic

the resulting coating is 200 microns thick and has been zinc-coat galvanised for protection.

High performance Colorcoat HP 200 is colour-engineered to outlast ordinary plastic-coated steels.

On the lighter colours, for example, the minimum period to first maintenance (often little more than a washdown) is an astonishing 25 years on walls and 20 on roofs. Total sheet life, given a regular

* Figures refer to performance in Europe north of 45° North and in normal industrial, urban and rural environments only (non-agassal).

New products

Compiled by Harold Hudson

Certification scheme for structural steel

STEEL in construction work, whether it is for structural framing, cladding or just the basic material for some products, is enjoying a period of ascendancy. In bridge design, for instance, where BS 5400 often leads to a more economic solution than reinforced concrete, steel is beating other materials for cost. Modern technology is allowing it to dominate the multi-storey sector, while the versatility of a steel frame makes it ideal for a fast-track system. This was recently demonstrated at the Gateshead shopping complex, the Metro Centre.

Against this background, and in attempt to bring greater homogeneity and a better image to a diverse and widely represented industry, the British Construc-

tural Steelwork Association has initiated a certification scheme, which is open to all companies who undertake the fabrication of steelwork.

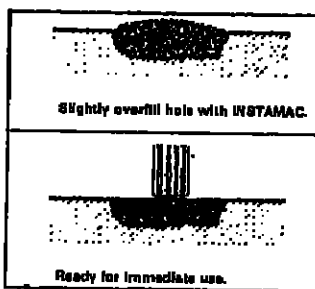
A brochure describing the scheme has been produced by the association and sets out the objectives, organisation and entry requirements. BS 5750 part 1 is used to assess a company that carries out a full design service and the fabrication and erection. Part 11 is used when a separate structural engineer is responsible for the design.

Harold Hudson

For further information on the products on these pages, fill in and return the enquiry card.

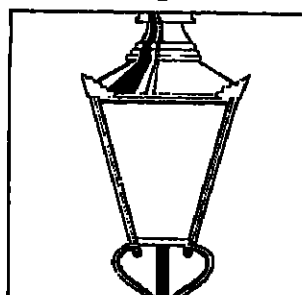
Paving repairs

A FILLER for low volume repairs to forecourts and parking areas, which hardens instantly after compaction, is produced by the David Hall Company. Potholes do not need cutting back, only the removal of debris or standing water. The premixed aggregate and binder, called Instamac, is shovelled in and compacted with a spade or punner.



Enter 101 ON EXPRESS ENQUIRY CARD

Lighting

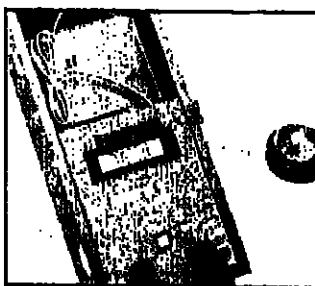


VICTORIAN style is returning with the latest additions to D W Windsor's catalogue of products. A traditional style cast-iron lantern incorporates a 50 W MBFL or fluorescent lamp to give low level illumination. The bollard, with the light behind a vandal-proof polycarbonate window, is part of a range of cast-iron street furniture.

Enter 102 ON EXPRESS ENQUIRY CARD

Lightmeter

LIGHT levels ranging from street lamps to the most brilliant sunshine can be measured quickly and easily with the new four option series of lightmeters from Megatron. The DL4 uses a standard 45mm Megatron photocell covered by a domed Perspex mount. The meter gives a digital read-out of the light falling on the remote sensor.



Enter 103 ON EXPRESS ENQUIRY CARD

Cable management

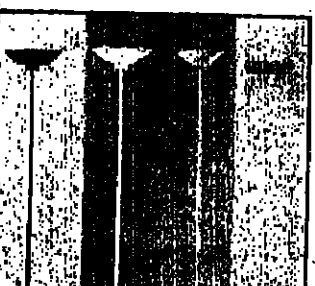


A VERSATILE, three size, cable trunking system from Roife & King has applications in the home and at the office. Systems 50, 100 and 150 offer multi-compartment, aluminium electrical conduits where the number denotes the nominal box width. The two larger designs are intended to take sockets for power, computers or telecommunications.

Enter 104 ON EXPRESS ENQUIRY CARD

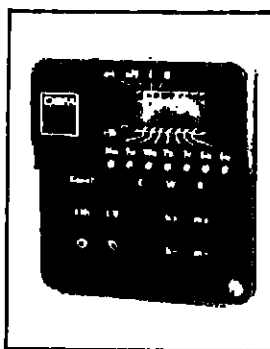
Lamps

THE Olympic exhibition to January next year, "Lightshow 87", will see the launch of the new Grecian Torch freestanding uplighters made by Tally Ho Lighting. The majority of the lamps use polished metal reflectors to throw the light from high-energy halogen bulbs up walls onto ceilings.



Enter 105 ON EXPRESS ENQUIRY CARD

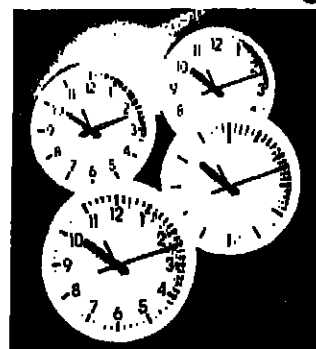
Timeswitches



A SERIES of programmable time controllers for heating and lighting has just been launched by DEM Controls. They are ideal for energy saving applications in buildings that are now occupied full-time. Each one is available with an override facility to switch services on other than at the pre-set times. There is also a self-resetting device to prevent it from being left on constantly. The top of the range model is an electronic controller with 7-day programme capability.

Enter 106 ON EXPRESS ENQUIRY CARD

Clock watching

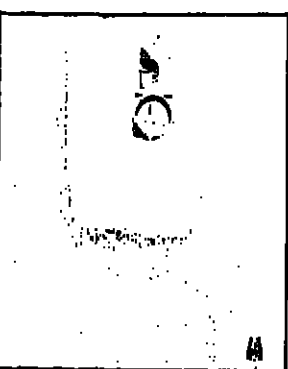


THE popularity of Gent's Regent wall clock has prompted the launch of a 24-hour version. The International bears the second sweep digits, within the 12 hour numbers on dial faces, ranging in size from 230mm to 450mm. Clocks in the Regent range have spun aluminium cases and can have mains-operated, battery-operated and one minute impulse movements.

Enter 108 ON EXPRESS ENQUIRY CARD

Washrooms

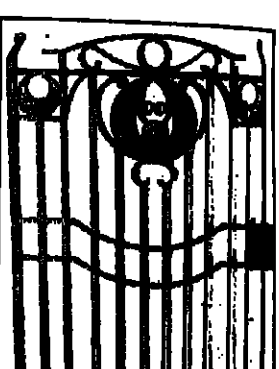
AN instantaneous water heater for mounting above and between two handbasins has been added to the range made by IMI Stanton. The LV324 is a 3kW unit that is easily connected to mains water and electricity and consumes power when in operation only. Scalding is prevented by the inclusion of a combined on/off and fine adjuster temperature control combined with a pressure fluctuation regulator.



Enter 107 ON EXPRESS ENQUIRY CARD

Ironmongery

A WIDE range of architectural cast-iron products is being offered by Mustang Metal Products. Thousands of patterns are available including historic coats of arms to embellish staircases, banisters, lamp standards and gates. If weight is a priority the company can substitute aluminium in the casting process or even bronze for highly polished finishes. Mustang does not use any plain steel in its range because of problems with corrosion.



Enter 109 ON EXPRESS ENQUIRY CARD

Sanitation



THE absence of mains drainage or water supply need no longer mean resorting to chemicals or additives to provide toilet facilities. The Lectrolav, made by Swedal Leisure, operates on what is termed the bioelectric principle of forced warm air dehydration.

Enter 110 ON EXPRESS ENQUIRY CARD

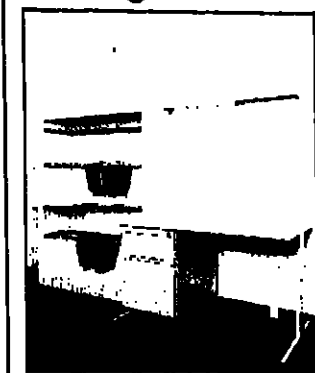
Dimmer lamps

A COMPACT fluorescent lamp intended for use where a dimmer facility is required has been produced by Wotan and is adaptable to its range of lamps denoted S, D and L. The new Wotan Dulux D/E is available as 10, 13, 18 and 26 Watt options with overall length rising to 193mm.



Enter 111 ON EXPRESS ENQUIRY CARD

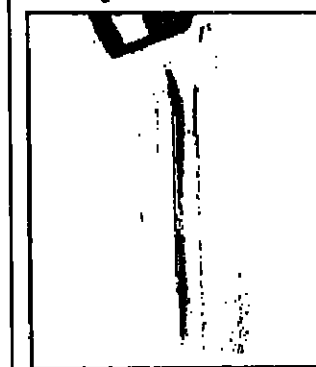
Storage units



STANDARD and customised units are both available in this range of storage and filing cabinets. Made by Bespoke Systems Furniture, they are offered in lacquered melamine or veneer in a choice of colours. Storage containers and cupboards come in a variety of sizes and can be fitted with telescopic racks for hanging drawings, adjustable shelves and compartments for filing small items.

Enter 112 ON EXPRESS ENQUIRY CARD

Crayons



THE new 10mm thick lead Stablolone crayon from Swan Stablolone can be used dry, smudged or softened with water to produce a variety of effects. Individual crayons or sets in wallets are available in 54 colours, as are an extra soft graphic and three metallic options — gold, silver or copper.

Enter 114 ON EXPRESS ENQUIRY CARD

Roller doors

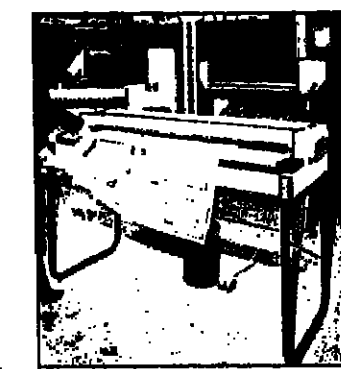
A WIDER choice of automatically opening roller doors is now offered by Sara Loading Bay Specialists. The original S model is joined by the EL, L and SL which go up to 36sq m in size. The models offer varying resistance to wind loading. The Sara Sprint doors open at up to 1,000mm per sec and the S and SL models close at 750mm per sec. All the doors can be opened automatically or manually and have photocell and safety strips to prevent them closing on an operator.



Enter 113 ON EXPRESS ENQUIRY CARD

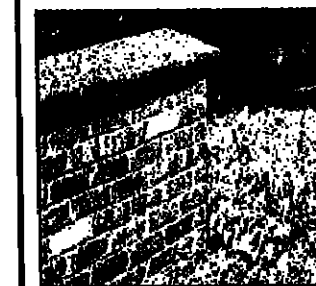
Office equipment

QUIET operation and an almost total absence of smell are the features that support the low purchase and running costs for the new dye-line printer from Rhone-Poulenc. The A410 has a mechanism system with a reduced diameter which cuts ammonia consumption and is followed by a degassing process. The 250 W spectrum intensified lamp gives instant development and continuous printing.



Enter 115 ON EXPRESS ENQUIRY CARD

Bricks

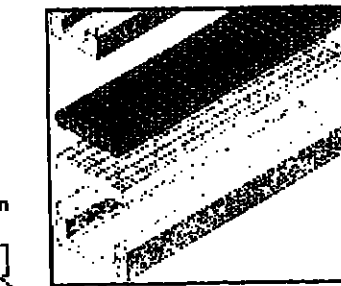


RECOGNISING the aesthetic appeal of a weathered appearance for brickwork, Steetley Brick & Tile has produced a two choice range of architectural bricks. The Shire range consists of Cheshire Weathered with black and white feature bricks — suggesting lime or soot staining — and Shropshire Weathered featuring a more textured finish.

Enter 116 ON EXPRESS ENQUIRY CARD

Drainage

THE provision of drainage channels within the thickness of roof or floor slabs for car parks could be made easier by the specification of the latest shallow section channel from Kascade Drains. The metre-long channel sections are manufactured from glass reinforced concrete and are available in two widths — 190 mm or 290 mm.



Enter 117 ON EXPRESS ENQUIRY CARD

Luminaires



THE aim of the newest range of modular fluorescent light fittings from Marlin Lighting is to provide economic task lighting in all commercial situations. The 3F range contains luminaires with one, two, three or four lamps in 18 W, 36 W or 56 W. There are a variety of accessories available to adapt them to any role.

Enter 118 ON EXPRESS ENQUIRY CARD

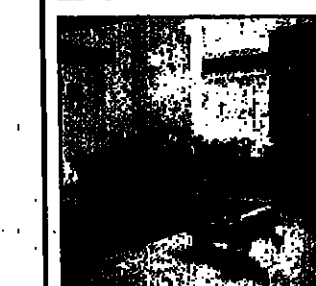
Bathrooms

DESIGNED by Robin Leven of the Queensbury Hunt Group, the Studio range from Ideal Standard will be going on sale early next year. Based on simple curving lines it will be made in white, honeyuckle, Indian Ivory or a choice of five Whisper shades. The handbasins are suitable for wall or pedestal mounting and can be supplied with the holes to take mixer or individual taps.



Enter 119 ON EXPRESS ENQUIRY CARD

Kitchens



THE handcrafted kitchen and bedroom furniture from Woodstock can now be seen in an apartment at its new showrooms in Chelsea. Maple and cherry wood kitchens, oak and maple flooring, lined oak panelling — as appropriate to the home as the boardroom — can all be viewed along with the company's latest two bedroom ranges.

Enter 120 ON EXPRESS ENQUIRY CARD

The ups and downs of Downland.

Enter 23 ON EXPRESS ENQUIRY CARD

Dateline

Items for consideration must be received 10 days prior to publication

This week

Saturday-Sunday
Crafts fair organised by the Richmond Fellowship for Community Mental Health, Venue: Richmond Fellowship, 8 Addison Road, London W14. Details: Connie Hartman, 01-603 6374/5.

Monday-Tuesday
Fire from first principle: building fire safety, lecture by Ken Blum, chief building surveyor, Sheffield Metropolitan District Council, and Dr Paul Stollard, Institute of Advanced Architectural Studies, York. Venue: Wolverhampton Civic Hall (Monday), 1pm-5pm. Bickenhill Fire Station, (Tuesday) 9.30-2pm. Cost: £30 inclusive of buffet lunch, coffee and afternoon tea. Details: Clare Bell, 021-356 7869.

Monday
New museum architecture in the Federal Republic of Germany — aspirations and contradictions, lecture by Dr H Schwarz, Deutsches Architektur Museum, Frankfurt. Venue: Goethe Institute, 50 Princes Gate, London SW7. Details: Goethe Institute, 01-581 3344.



Until December 11 Flights of fancy, David Swift's painted wood and mixed media. Venue: Crafts Council shop, Victoria & Albert Museum, South Kensington, London SW7. Details: Crafts Council, 01-930 4811.

Tuesday
The principles and practice of dilapidations, course organised by the College of Estate Management. Venue: Cafe Royal, London W1. Details: Mark Barlow, (0734) 861101.

Tuesday
Keeping up-to-date with property law, course organised by the College of Estate Management. Venue: Council Chamber, RICS Westminster Centre, London SW1. Cost: £40.

Details: Maureen Coleman, (0734) 561101.

Tuesday
Films for the festive season at the RIBA, double bill of "Mr Blandings builds his dream house" and "The Draughtsman's Contract". Venue: RIBA, 66 Portland Place, London W1. 6.15-9.30pm. Tickets are available at the RIBA bookshop. Cost: RIBA members and students £1, £2 others. Details: RIBA Events, 01-580 5533 (ext 4335).

Tuesday
Building in partnership, conference organised by the Midlands Study Centre. Venue: London Hilton Hotel, Park Lane, London W1. Cost: £125. Details: Midlands Study Centre, 9 Westbourne Road, Edgbaston, Birmingham B15 3TN. Tel: 021-454 2008.

Wednesday-Thursday
MA furniture design students show. Venue: Hillie Ergonom Showroom, 369 Euston Road, London NW1. 10am-7pm. Details: 01-380 1513.

Wednesday
Georgian landscape architecture, lecture by Roger White.

Venue: Linnean Society Rooms, Burlington House, Piccadilly, London W1. 6pm. Details: 01-377 1722.

Wednesday
Decorative brickwork, seminar. Venue: Istock Design Centre, 13 Claremont Gardens, Glasgow. Details: 041-332 3202.

Friday
Architectural planning and the urban environment: conservation and innovation in major cities, symposium. Venue: Royal Academy of Arts, Burlington House, Piccadilly, London W1. Details: Royal Academy of Arts, 01-734 9052 (ext 23 or 65).

Monday - December 20
Princes Square development, the proposed plans for its redevelopment. Venue: Scottish Design Centre, 72 St Vincent's Street, Glasgow G2 5TN. Details: 041-221 6121.

Tuesday - Thursday
Design moves, work of students of furniture design and technology from Birmingham College. Venue: Ergonom, 369 Euston Road, London NW1.

Until Wednesday
ACA in Glasgow, the work of the members of the Association of Consultant Architects. Venue: Istock Design Centre, 13 Claremont Gardens, Glasgow. Details: Wallace Glendinning, 041-332 3202.

Wednesday - Friday
Systems showcase 86. Venue: Bloomsbury Crest Hotel, London. Details: 01-572 7455.

Thursday - January 1
Sonia Boyce, installations and drawings. Venue: Air Gallery bookshop basement, 6-8 Rosebery Avenue, London EC1. Details: 01-278 7751.

Until Friday
Photographs of 18th century French and English gardens by Geoffrey James. Venue: RIBA Heinz Gallery, 21 Portman Square, London W1. Monday-Friday 11am - 5pm. Saturday 10am - 1pm. Closed Sunday. Details: 01-580 5533.

Until December 19
Interior views, watercolours by Laurence Wallis. Venue: RIBA, 66 Portland Place, London W1. Details: RIBA, 01-580 5533.

Until December 19
CAD microcomputers and design. Venue: Design Centre, 28 Haymarket, London SW1. Mondays and Tuesdays 10am-6pm, Wednesday to Saturdays 10am-6pm, Sundays 1-6pm. Details: 01-839 8000.

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Exhibitions

Today - December 12
RIBA president bronze and silver medals for architecture in education, award-winning schemes. Venue: RIBA, 66 Portland Place, London W1. Details: RIBA, 01-580 5533.

Until Saturday
Gunter Domenig Steinhaus — Stonehouse and other projects, organised by the Architectural Association.

Venue: Architectural Association, 34-36 Bedford Square, London W1. Details: Architectural Association, 01-636 0974.

Until Saturday
The conservation areas of Croydon, organised by the Croydon Society. Venue: Croydon Central Library, Minster Walk, Croydon. Details: Robin Redsell, 01-735 1266 (ext 127).

Monday - December 20
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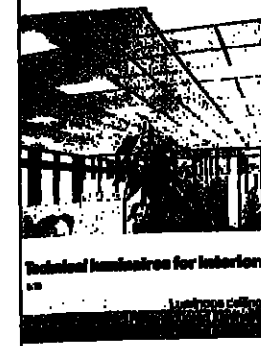
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BUILDING DESIGN

SHOWCASE

Kotzolt Lighting



When Only The Very Best Is Acceptable

Kotzolt have the most comprehensive range of Fluorescent Luminaires. From Lighting Tube Systems to Motorway Signs, through emergency lighting to Compact Spotlights. Even New and exciting Integrated Ceiling Systems which we are now just launching. Every product incorporates computer designed technology and meets all recognised specification standards. Any colourway is available with guaranteed delivery in 4-5 weeks. Many components are patented because of their unique design and construction for quick and efficient installing. So when you require that Very Best Lighting Result you can rely on us. C & R Lighting Systems, Ambrooke House, Southfields Road, Dunstable, Bedfordshire LU8 3EJ. Telephone (0882) 82423. Telex 828788 AMBROK G.

For complete details fill in enquiry number 6000

Coming soon

December 15
Does museum architecture meet the demands posed by the presentation of art? evening lecture by David Elliot. Venue: Goethe Institute, 50 Princes Gate, London SW7. Details: 01-581 3344.

December 16
Commercialism versus design: the works of the environment committee, conference. Venue: Royal Scottish Automobile Club, Blythswood Square, Glasgow. 5.30 for 6pm. Cost: £1. Details: 041-332 7030.

December 17
North West London Society of Architects Christmas party. Venue: Pinner Community Centre, Chapel Lane. Cost: £2.50. Details: Richard Brindley, 01-460 4943.

December 17
The evolution and restoration of Stone, lecture by George Clarke. Venue: Linnean Society Rooms, Burlington House, Piccadilly, London W1. 6pm. Details: 01-377 1722.

December 17
The new national gallery in Berlin, lecture by Dr Lucius Grisebach, National Gallery Berlin. Venue: Goethe Institute, 50 Princes Gate, London SW7. Details: 01-377 1722.

January 7
Planning law in action, half-day course. Venue: South Bank Polytechnic, Centre for Continuing Education in the Building Industry, Wandsworth Road, London SW8 2JZ. Cost: £25. Details: Jill Reynolds, 01-828 8888.

January 13
CPD and the Scottish architect — the merchant city, an illustrated talk by Glyn Kennedy. Venue: Royal Scottish Automobile Club, Blythswood Square, Glasgow. 5.30 for 6pm. Cost: £1 per person. Details: Glasgow Institute of Architects, Cottage No 3, Greenshields Farm, Biggar ML12 6RD.

January 14
John Harris the formal garden, lecture in "The Georgian Garden" series. Venue: Georgian Group, 37 Spitalfields Square, London E1 6DY. Details: 01-377 1722.

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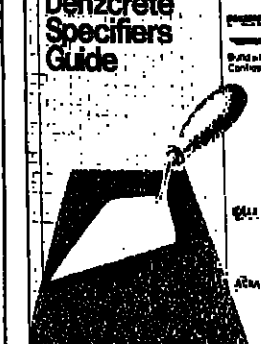
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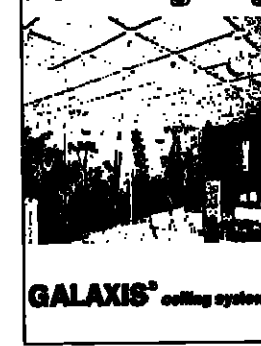
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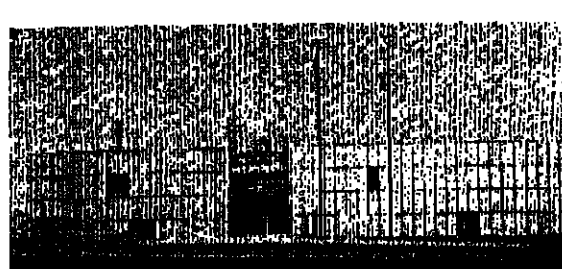
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London W1V 6RF
Tel: 01-483 8200

The Steel Construction Institute



PRINCIPAL ARCHITECT

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Applications are now invited for the post of Principal Architect. The successful applicant will have considerable freedom to develop his own initiatives within the overall strategy of the Institute. Initial activities will include:

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The highest importance is attached to recruiting able, well-motivated staff to the Institute. An attractive remuneration package will be offered to the right applicant.

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Charrington

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min 2-3 years experience and

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with min 4 years experience

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Max Lock Easton Parleton & King require in their Bedford Office an Architectural Assistant with a minimum of five years experience. Must be capable of producing working drawings and details with the minimum of supervision and should be experienced in all facets of Drawing Office practice, including the surveying of existing buildings. Good presentation essential and perspective drawing an advantage.

Please write for interview with details of career to date to:
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with around 5 years detailed working drawing experience.

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Competitive negotiable salary plus other benefits for the successful applicant.

Applications in the form of a factual 'curriculum vitae' including existing salary and names of two referees, together with a brief statement outlining your suitability for the position should be submitted to:

Gareth R. J. Capner, MA FRPI
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Applications for Dudley and Cardiff offices should be addressed to:
Paul Taylor, William Gillespie & Partners, Chaddeley House, 198 Wolverhampton Street, Dudley D11 1DZ. Tel: 0384 53858.

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**ARCHITECTURAL
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